

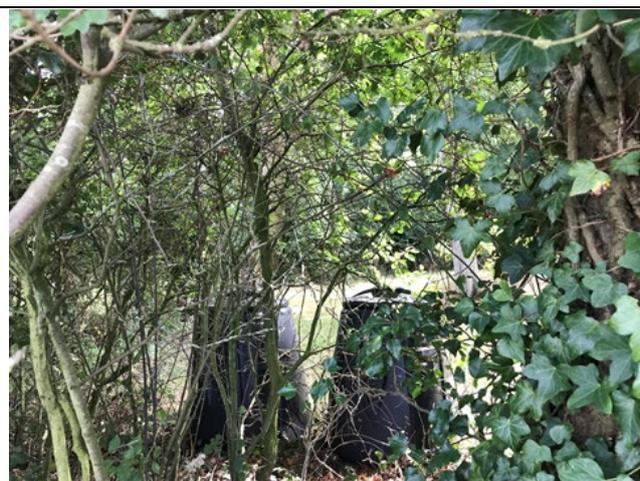
# Appendix A Site Assessment Proforma

***Amendments made in 2022 following the review of new or additional information submitted are highlighted in bold italics.***

## Burston and Shimpling

### GNLPS0005

1. Site Details	
Site Reference / Name	GNLPS0005 ( <i>also referred to as GNLPSL00005</i> )
Site Address / Location	Land south east of Diss Road
Gross Site Area (Hectares)	0.1
HELAA Reference (if applicable)	N/A
Existing land use	Covered in trees ( <i>Residential Garden</i> )
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	<i>Identified by the Qualifying Body and submitted to the GNLPS's Call for Sites</i>
Planning history	No recent or relevant planning applications
Neighbouring uses	<i>The site forms the residential garden of an existing dwelling to its east and faces the open countryside in all other directions.</i>



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. <b><i>The site does not contain national or locally identified wildlife rich habitats.</i></b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes, the existing vehicular access may be potentially upgraded subject to further consultation with the relevant Highways Authority.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b><i>No. A suitable pedestrian access could be potentially created but the site is not connected to a safe walking network (i.e. no pavement) and is located on a bend in the road.</i></b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highways Authority although there are limited segregated cycleways in Neighbourhood Area.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><i>Within</i></p>

<p><b>Is the site likely to be affected by ground contamination?</b> Yes / No / Unknown</p>	<p><i>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</i></p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> Yes / No / Unknown</p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> Yes / No / Unknown</p>	<p>No</p>

#### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	3,961m (Diss town centre)	513m	5702m	560m	398m	Adjacent to open space	N/A

#### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Overall low likelihood of sensitivity but western side of site has higher likelihood of sensitivity. However no detailed / specialist landscape assessment evidence available. <i>The site is located within the Waveney Tributary Farmland Landscape Character Area. The South Norfolk Landscape Assessment seeks to conserve the distinctive small-scale historic field pattern around villages as at Burston.</i></p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>The eastern side of the site has low overall likelihood of visual sensitivity. The western side of the site is visually open and projects outside of the settlement boundary into the open countryside with higher visual sensitivity. However no detailed / specialist landscape assessment evidence available.</i></p>

#### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	No
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<i>The site forms the residential garden of an existing dwelling adjacent to the existing built up area</i>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	Outside and not connected to the settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	No
<b>3. Assessment of Availability</b>	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

#### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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#### 5. Conclusions

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>2 dwellings</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b></p> <p><i>Yes / No</i></p>	<p><i>The site is potentially suitable, and available</i></p> <p>No</p>

<p><b>Summary of justification for rating</b></p>	<p><i><b>This narrow residential garden site is located outside of the settlement boundary of Burston but adjacent to the existing built up area. Development of the site may lead to a slight elongation of the Burston's settlement form but its impacts on the settlement pattern and character would be limited.</b></i></p> <p><i><b>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</b></i></p> <p><i><b>Policy 16 of the adopted JCS states that Burston could only accommodate infill or small groups of dwellings within development boundaries subject to form and character considerations. If the settlement boundary of Burston was extended to include this site through the Neighbourhood Plan following discussions with South Norfolk Council, taking into account draft GNLP Policy 7.2, the site is potentially suitable for development and allocation in the Neighbourhood Plan subject to mitigation of constraints related to footpath provision, visual sensitivity and the protection of existing trees. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft GNLP Policy 7.5.</b></i></p> <p><i><b>The site was confirmed as available for development in 2019 and no information to the contrary has been received since.</b></i></p>
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# Diss

## DISS0001

1. Site Details	
Site Reference / Name	DIS0001
Site Address / Location	Mavery House, Fitzwalter Road, Diss IP22 4EX
Gross Site Area (Hectares)	0.67
HELAA Reference (if applicable)	N/A
Existing land use	Infant / Nursery School
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	13 dwellings
Site identification method / source	Identified by the Qualifying Body
Planning history	<b><i>No recent or relevant planning applications. A planning application (2007/0584) for school extensions has been approved in May 2007.</i></b>
Neighbouring uses	Residential



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is identified as Grade 3a Good Quality Agricultural Land in the 2019 SOA Assessment however as the site is largely previously developed, its development would not lead to the loss of the best and most versatile agricultural land. Data provided by DEFRA (Provisional Agricultural Land Classification) indicates that the site is of urban nature.</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i>	No
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown. An assessment would need to be undertaken.
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	<b>Yes – development of the site would result in the loss of the nursery school and its associated playing fields which serve as a key social infrastructure in Diss (if not relocated).</b>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	729m to town centre	85m	1587m	523m	1250m	247m ( to Cricket Club)	N/A

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site is within the built up area surrounded by development therefore likelihood of low impact. However no detailed / specialist landscape assessment evidence available.</p>
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Likelihood of low impact as the site is within the built up area surrounded by development. However no detailed / specialist landscape assessment evidence available.</p>

2. Assessment of Suitability	
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> Yes / No / Unknown</p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<b>Yes, Policy DM 3.16 Improving the level of community facilities states that the change of use of existing community facilities will only be permitted where it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs or there is no reasonable prospect of continued viable use.</b>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<b>A mix of greenfield and previously developed land (including previously developed land and playing fields)</b>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site was identified as unavailable for development in 2019. No further evidence is available since which suggests that the site has become available for residential development.</i></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes, development of the site for residential use may require demolition and/or relocation of the existing education facility.</i></p>
5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>13 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><i>The site is not currently suitable, and unavailable</i></p> <p><i>Potential viability issues as development of the site may require demolition and/or relocation of the existing education facility.</i></p>
<p><b>Summary of justification for rating</b></p>	<p><i>The site is currently used as an infant / nursery school at capacity. No evidence is made available at present which indicates that the site is available for residential development. The site is unsuitable for residential development in principle, unless it can be demonstrated that adequate similar facilities exist within a reasonable distance to meet local needs or that there is no reasonable prospect of continued use of the existing infant / nursery school in accordance with Policy DM3.16 of the adopted South Norfolk Local Plan Development Management Plan.</i></p> <p><i>If the current infant / nursery school is to be relocated within a reasonable distance, the site may be potentially suitable for residential development. The site is largely a brownfield site at a sustainable location within the settlement boundary of Diss subject to limited constraints.</i></p>

## DISS002

1. Site Details	
Site Reference / Name	DIS0002
Site Address / Location	The Entry, Diss, IP22 4NT
Gross Site Area (Hectares)	1.75
HELAA Reference (if applicable)	N/A
Existing land use	School and Playing Fields
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	35 dwellings
Site identification method / source	Identified by the Qualifying Body
Planning history	<b><i>No recent or relevant planning applications. Multiple planning applications (2017/1500; 2015/1126; 2004/2097; 2001/2067) related to school extensions and temporary classrooms were approved previously.</i></b>
Neighbouring uses	<b><i>Housing and Playing Pitches (Diss Cricket Club and Bowling Green)</i></b>



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk (Less than 15% of the site concentrated at the northern part of the site is subject to surface water flooding)</i></p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is identified as Grade 3a Good Quality Agricultural Land in the 2019 SOA Assessment however as the site is largely previously developed, its development would not lead to the loss of the best and most versatile agricultural land. Data provided by DEFRA (Provisional Agricultural Land Classification) indicates that the site is of urban nature.</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No. ProW adjacent to the west of the site (Diss FP34)</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No. <i>However, trees adjacent to the site are preserved under the Tree Preservation Order (SN280 TPO).</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	Unknown. An assessment would need to be undertaken.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<b>Yes – development of the site would result in the loss of the school and its associated playing fields which serve as a key social infrastructure in Diss (if not relocated).</b>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	263m	380m	1738m	<i>The site is currently used as a primary school. If the site is to be developed, the nearest primary school would be Roydon Primary School &gt;1km away.</i>	842m	50m (to Cricket Club)	N/A

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p>The site is within the built up area surrounded by development therefore likelihood of low impact. However no detailed / specialist landscape assessment evidence available.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>• <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding</li> </ul>	<p>Likelihood of low to medium impact. While the site is in the built up area of Diss, it is adjacent to open space and not fully enclosed with some intervisibility with the surrounding area. However no detailed / specialist landscape assessment evidence available.</p>

## 2. Assessment of Suitability

<i>landscape, and/or it would adversely impact any recognised views.</i>	
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>The site is located within the Diss Conservation Area and is adjacent to two Grade II Listed Buildings (the Entry and Franwin). Development of the site is likely to have some impacts on the setting of the designated heritage assets but mitigation may be possible through sensitive design.</i></p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><b>Yes, Policy DM 3.16 Improving the level of community facilities states that the change of use of existing community facilities will only be permitted where it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs or there is no reasonable prospect of continued viable use.</b></p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><i>A mix of greenfield and previously developed land (including previously developed land and playing fields)</i></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is confirmed to be available for development in 2020.</i></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes, development of the site for residential use may require demolition and/or relocation of the existing education facility.</i></p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>35 dwellings</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><i>The site is not currently suitable, and available</i>  <i>Potential viability issues as development of the site may require demolition and/or relocation of the existing education facility.</i></p>
<p><b>Summary of justification for rating</b></p>	<p><i>The site is currently used as a primary school confirmed to be available for development. The site is unsuitable for residential development in principle, unless it can be demonstrated that adequate similar facilities exist within a reasonable distance to meet local needs or that there is no reasonable prospect of continued use of the existing primary school in accordance with Policy DM3.16 of the adopted South Norfolk Local Plan Development Management Plan.</i></p> <p><i>If the existing primary school is to be relocated within a reasonable distance, the site may be potentially suitable for residential development subject to mitigation of constraints in relation to visual sensitivity (potentially through the use of natural screening), surface water flooding and potential impacts on designated heritage assets and their setting. The site is a partially previously developed land located at a sustainable location within the settlement boundary of Diss.</i></p>

## DISS003

1. Site Details	
<b>Site Reference / Name</b>	DIS0003
<b>Site Address / Location</b>	The Old School, Causeway Close
<b>Gross Site Area</b> (Hectares)	0.18
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Vacant School Site
<b>Land use being considered</b>	Community Use (not specified) / Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	4 dwellings
<b>Site identification method / source</b>	Identified by the Qualifying Body
<b>Planning history</b>	No recent or relevant planning applications
<b>Neighbouring uses</b>	Church, open space, residential



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is identified as Grade 3a Good Quality Agricultural Land in the 2019 SOA Assessment however as the site is largely previously developed, its development would not lead to the loss of the best and most versatile agricultural land. Data provided by DEFRA (Provisional Agricultural Land Classification) indicates that the site is of urban nature.</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>There is no existing vehicular access to the site although it is adjacent to a car park. It is not clear whether a suitable access could be potentially created. Further consultation with the relevant Highways Authority may be required.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No. ProW adjacent to the west of the site (Diss FP34)</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No. <i>However, trees adjacent to the site are preserved under the Tree Preservation Order (SN280 TPO).</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	Unknown. An assessment would need to be undertaken.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<b>No. The site is currently a derelict educational building.</b>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	309m	217m	1274m	690m	1373m	753m (to Cricket Club)	N/A

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p style="color: green;">The site is within the built up area surrounded by development therefore likelihood of low impact. However no detailed / specialist landscape assessment evidence available.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li>• <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li>• <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p style="color: green;">Likelihood of low visual impact. However no detailed / specialist landscape assessment evidence available.</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p><i>The site is located within the Diss Conservation Area and is adjacent to a number of Grade II listed buildings. Development of the site is likely to have some impacts on the setting of the designated heritage assets but mitigation may be possible through sensitive design.</i></p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>No</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Yes, Policy DM 3.16 Improving the level of community facilities (including buildings lasted used as primary schools) states that the change of use of existing community facilities will only be permitted where it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs or there is no reasonable prospect of continued viable use.</i></p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><i>Previously developed land</i></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	<i>The site is confirmed to be available for development in 2020.</i>
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	<i>Yes, development of the site for residential use may require demolition of the existing facilities.</i>
5. Conclusions	
<b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	4 dwellings
<b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
<b>Other key information</b>	N/A
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> <i>Yes / No</i>	<i>The site is not currently suitable, and available</i>  <i>Potential viability issues as development of the site may require demolition of the existing education facility.</i>
<b>Summary of justification for rating</b>	<p><i>The site is a derelict education facility available for development. The site is unsuitable for residential development in principle, unless it can be demonstrated that adequate similar facilities exist within a reasonable distance to meet local needs or that there is no reasonable prospect of continued use of the facility in accordance with Policy DM3.16 of the adopted South Norfolk Local Plan Development Management Plan. If it is demonstrated that the site is no longer required for educational use, the site may be potentially suitable for residential development subject to mitigation of constraints in relation to vehicular access and potential impacts on designated heritage assets and their setting. The site is a previously developed land located at a sustainable location within the settlement boundary of Diss.</i></p>

## DIS1 / GNLP0185

1. Site Details	
Site Reference / Name	DIS1 / <b>GNLP0185</b>
Site Address / Location	Land north of Vince's Road / <b>Prince William Way</b>
Gross Site Area (Hectares)	1.18 / <b>1.01</b>
HELAA Reference (if applicable)	<b>GNLP0185</b>
Existing land use	Greenfield
Land use being considered	Residential
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocated this site for 35 dwellings. <b><i>The eastern part of the site submitted for assessment in the 2017 HELAA (no identified capacity). The site is considered suitable for the land availability assessment but as it was subject to an existing housing allocation it will not contribute any additional development capacity for the purposes of the HELAA analysis.</i></b>
Site identification method / source	Allocations carried forward from adopted Local Plan and HELAA 2017
Planning history	None recent or relevant
Neighbouring uses	Employment and residential. <b><i>The site borders the main Norwich-London railway immediately to the east.</i></b>



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #008000;"><b>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #FFA500;"><b>The site is in close proximity to the locally designated River Waveney Valley Protection Zone and a County Wildlife Site.</b></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #008000;"><b>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</b></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: #008000;"><b>Low Risk. Less than 15% of the site is affected by medium or high risk of surface water flooding.</b></p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Prince William Way <b>subject to further consultation with the relevant Highways Authority. Initial highways evidence for the 2017 HELAA also supports that any access constraints to the site could be overcome through development and that impact on the local road network could be mitigated.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Prince William Way <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on the eastern part of the site.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200	400-800	400-1200	400-1200	1600-3900	<400 to open space	<400m to road network

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site is located within the Waveney Rural River Landscape Character area and is likely to have medium landscape sensitivity given the predominantly developed surrounding land use.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No impact</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown - no map of non-designated assets available.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan this site is allocated for housing - this has been removed from the emerging Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>                  Yes / No / Unknown</p>	<p>No</p>
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## 3. Assessment of Availability

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p><i>Yes, the site is promoted for development through the 2017 HELAA and no further evidence is available to suggest otherwise.</i></p>
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<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>Unknown</p>
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<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p><i>The proposer suggests that the site is available and developable in 1 to 5 years (by April 2021).</i></p>
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## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>Unknown</p>
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## 5. Conclusions

2. Assessment of Suitability	
<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p><i>The site is allocated in the adopted Local Plan for 35 dwellings. However, considering the need to retain existing tree coverage for its ecological value and function as a noise buffer, the developable area of the site is reduced to approximately 0.7 Ha. The estimated capacity for the site is 0.7 x 80% x 25 = 14 dwellings (AECOM calculation based on 25 dph), subject to further capacity analysis.</i></p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p><b>0-5 years</b></p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> <b>Yes / No</b></p>	<p><i>The site is suitable and available</i></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the north east of the town, adjacent to the railway line. The south eastern part of the site has dense tree cover and would not be appropriate to develop, this would therefore reduce the potential development area on the site. The proximity to the railway line may also be a constraint; however, due to tree coverage along the railway and the development to the north which has been built up to the edge of the railway, this is unlikely to reduce the developable area further. This site meets both emerging and adopted Local Plan policy. Vehicular access could be provided <i>via</i> Prince William Way <b>subject to further consultation with the relevant Highways Authority. Off-site mains reinforcement and sewerage infrastructure upgrades would be required to serve growth in this location.</b></p> <p><b>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</b></p> <p>The previous Local Plan allocation for housing is appropriate to carry forward for allocation in the Neighbourhood Plan; however, the development potential is likely to be reduced to around <b>14</b> dwellings to allow for retention of the trees.</p>

## DIS2

1. Site Details	
<b>Site Reference / Name</b>	DIS2
<b>Site Address / Location</b>	Land off Park Road
<b>Gross Site Area</b> (Hectares)	4.60
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Mixed Use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for open space and a small area of housing to provide 10-15 dwellings.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield, employment and housing



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium to high risk, there are areas of Flood Zone 3 on the southern boundary and areas of Flood Zone 2 in the centre of the site.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>No existing access but access could be created through Site 7 (which is in the same ownership).</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No existing access but access could be created through Site 7 (which is in the same ownership). There is potential to facilitate the provision of a riverside walk to join the existing pedestrian network.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>No, there is no access but access could be created through Site 7 (which is in the same ownership). There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes, the site is crossed by electricity transmission lines at present which would have implications to the site's developable area, viability and design. Further discussions with the National Grid and the Local Planning Authority would be required. There are also telegraph poles on site..</i></p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400	<400	>1200	400-1200	1600-3900	<400 to open space	<400m to road network

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site is located with Waveney Rural River Landscape Character area and is likely to have high landscape sensitivity given its periphery location and relationship to the wider landscape.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.</p>

## 2. Assessment of Suitability

Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - the site is adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown - no map of non-designated assets available.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan the northern part of the site is allocated for housing, while the southern half is designated as Open Space Amenity. Both have been removed in the <b>emerging</b> Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>The site straddles the settlement boundary, leaving some of the site within and majority of it adjacent.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p><b><i>The site is allocated in the adopted Local Plan. No updated information available suggests that the site is no longer available. However, the Qualifying Body should confirm availability of the site for the proposed development at present prior to allocation in the Neighbourhood Plan.</i></b></p>
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<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - in same ownership as Site 7.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b><i>Yes. The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential need to relocate utilities.</i></b></p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>The northern part of the site <u>together with DIS7</u> may be suitable for approximately 20-30 dwellings.</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Only the northern part of this site conforms with adopted and emerging policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><i>The site is potentially suitable for development and allocation in the Neighbourhood Plan subject to confirmation of availability</i></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the south of the town, it straddles the settlement boundary and the majority of the site is outside of it. This site is in the same ownership as DIS7 and they are proposed to be developed as one scheme. Access to the site would need to be provided through DIS7, as there is no direct access to the site. Therefore, this site would not be suitable if these sites did not come forward together.</p> <p>The site has medium to high flood risk, there are areas of Flood Zone 3 on the southern boundary and areas of Flood Zone 2 in the centre of the site. Therefore, these areas should be excluded from any housing development. There is also risk of surface water flooding which would need to be considered in the design of a scheme. In addition, it is likely to have high landscape value given its periphery location and relationship to the wider landscape.</p> <p><i>The site is crossed by electricity transmission lines at present which may have implications to the site's developable area, viability and design. Development of the site would need to be consulted with the National Grid and the Local Planning Authority.</i></p> <p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</i></p> <p>Therefore, the northern part of the site, located within the settlement boundary, is suitable for allocation together with DIS7 <b>subject to confirmation of availability</b>. Subject to redrawing the settlement boundary to include the southern part of the site, this would make the area potentially suitable. However, due to considerable areas of Flood Zone 2 and 3 further design work is required to understand whether housing would be possible in the small area of Flood Zone 1. However, <b>the Qualifying Body</b> may wish to carry forward the southern part of this site as a designated Green Space, as it was designated as this in the previous Local Plan.</p>

## DIS7

1. Site Details	
<b>Site Reference / Name</b>	DIS7
<b>Site Address / Location</b>	Feather Mills site, Park Road
<b>Gross Site Area</b> (Hectares)	2.21
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Employment
<b>Land use being considered</b>	Mixed Use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for retail, leisure, offices with housing only constituting a small proportion of the site.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield and housing



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land. As the site is mostly previously developed, development of the site is unlikely to lead to the loss of the best and most versatile agricultural land.</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No - but there are a number of TPOs along the northern boundary.</p>

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Yes within
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	Yes there are telegraph poles on site.
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400	<400	>1200	400-1200	1600-3900	<400 to open space	<400m to road network

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site is located with Waveney Rural River Landscape Character area and is likely to have low landscape sensitivity as there is already development on the site.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site is likely to have low visual sensitivity as it is largely enclosed by existing development or trees/hedgerows.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact - the site is adjacent to the Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown - no map of non-designated assets available.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>In the adopted Local Plan this site is allocated for mixed use- this has been removed from the emerging Greater Norwich Local Plan.</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Partially PDL</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is allocated in the adopted Local Plan. No updated information available suggests that the site is no longer available. However, the Qualifying Body should confirm availability of the site for the proposed development at present prior to allocation in the Neighbourhood Plan.</i></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown - in same ownership as Site 2.</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Potential viability issues in redeveloping/demolishing existing buildings.</p>
5. Conclusions	
<p><b>What is the expected development capacity of the site?</b> (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>Together with Site DIS2 this site could deliver 20-30 dwellings.</p>
<p><b>What is the likely timeframe for development</b> (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b>. The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><i>The site is potentially suitable for development subject to confirmation of availability</i></p> <p>Potential viability issues in redeveloping/demolishing existing buildings.</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a partially previously developed site located to the south of the town. It is in the same ownership as site DIS2 and they are planned to be developed as one scheme. The site has a medium risk of surface water flooding and is adjacent to the Conservation Area, both of which would need to be a consideration in the design of a development scheme.</p> <p>This site meets both emerging and adopted Local Plan policy. The previous Local Plan allocation includes this as a mixed use allocation for employment, leisure and some housing. This site is appropriate for this allocation to be carried forward in the Neighbourhood Plan <b>subject to confirmation of availability</b>.</p>

## DIS9

1. Site Details	
<b>Site Reference / Name</b>	DIS9
<b>Site Address / Location</b>	Land at Sandy Lane (north of Diss Business Park)
<b>Gross Site Area</b> (Hectares)	4.22
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Employment
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for use classes B2 and B8.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield, employment and housing



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</i></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, access could be created <i>subject to further consultation with the relevant Highways Authority.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, access could be created <i>subject to further consultation with the relevant Highways Authority.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes - Telegraph poles on site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	400-800	400-1200	400-1200	1600-3900	<400 to open space	<400m to road network

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: red;">The site is located with Waveney Rural River Landscape Character area and is likely to have high landscape sensitivity given its periphery location and relationship to the wider landscape.</p>
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: orange;">The site is likely to have medium visual sensitivity as the site is mostly well enclosed although has some longer ranging views to the north east of the site.</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No impact
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Unknown - no map of non-designated assets available.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	In the adopted Local Plan this site is allocated for employment- this has been removed from the emerging Greater Norwich Local Plan.
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	Adopted Policy DM 1.3 The sustainable location of new development, DM 2.1 Employment and business development and emerging Policy 1 The Sustainable Growth Strategy and Policy 7.2 The Main Towns
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is allocated in the adopted Local Plan. No updated information available suggests that the site is no longer available. However, the Qualifying Body should confirm availability of the site for the proposed development at present prior to allocation in the Neighbourhood Plan.</i></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b>. The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><i>The site is potentially suitable for development and allocation in the Neighbourhood Plan subject to confirmation of availability</i></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the east of the town and was proposed for allocation for employment uses in the <b>adopted</b> Local Plan.</p> <p>The site is relatively unconstrained, but is likely to have high landscape value given its periphery location and relationship to the wider landscape. Therefore, this would need to be mitigated in the design of a development scheme.</p> <p>This site meets both emerging and adopted Local Plan policy.</p> <p>The previous Local Plan allocation for employment is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>

## Site 1

1. Site Details	
<b>Site Reference / Name</b>	Site 1
<b>Site Address / Location</b>	Current Leisure Centre, Diss
<b>Gross Site Area</b> (Hectares)	0.31
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Leisure Centre with parking
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation (submitted by South Norfolk Council - the Landowner)
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	The northern site boundary is adjacent to the A1066. The eastern boundary is adjacent to the garden centre and car park, as well as one house. The southern boundary is adjacent to a field and the River Waveney. The western boundary is adjacent to housing.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #008000;"><b>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #008000;"><b>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</b></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #008000;">Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #008000;">Low Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	Yes - access from Shelfanger Road (B1077)
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	Yes - access from Shelfanger Road (B1077)
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	Yes - access from Shelfanger Road (B1077)
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	Yes - TPO reference: SN034, category number:1, species: oak.
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m	<400m	>1200m	400-1200m	<1600m	400-800m	400-800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;">Low sensitivity - no identifiable landscape features in the site</p>
<b>Is the site low, medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: green;">Low sensitivity - site is contained from views</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>                      Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>The site is located in the Diss and Roydon built up area classed as Main Town under Draft Policy 7.2 of the draft Greater Norwich Local Plan which supports residential development within the settlement boundary and expects substantial levels of development to take place within Main Towns. Draft Policy 6 of the GNLP seeks to avoid the loss of commercial premises.</i></p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

## 2. Assessment of Suitability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	No
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Not currently available

## 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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## 5. Conclusions

<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	0.31x25=7.75 = 8 dwellings (AECOM calculation based on 25 dph)
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Not available for development
<b>Other key information</b>	N/A

<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is suitable and available provided that the existing sports hall is reprovided within a reasonable distance</b></p> <p>Yes - development of the site would involve demolition of the existing leisure centre</p>
<p><b>Summary of justification for rating</b></p>	<p>South Norfolk Council is currently looking at 3 alternative sites for a new Leisure Centre, with a provisional starting date of 2023 for development. The current Leisure Centre site, which includes a surface level car park is therefore available for development. If the site was to be redeveloped for housing then it is expected that the Leisure Centre would need to be re-provided on another site accessible to residents. <b>Policy DM 3.16 and draft GNLP policy 6 resists the loss of local services unless it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs. Current evidence suggests that the sports hall will be re-provided.</b></p> <p>The site is located within the settlement boundary and built-up area of Diss and is adjacent to other commercial and residential uses. It is in a residential area and is favourably located in relation to services and facilities, within walking distance to public transport and Diss town centre, as well as being in close proximity to the National Cycle Network Route 30. The site is adjacent to the walk-cycle network priorities route which is part of the Diss Improvement Strategy April 2020 produced by Norfolk County Council. A key improvement which would benefit future residents should the site be redeveloped is the continuation of the existing shared-use cycleway from Diss Leisure Centre to connect with the pedestrian crossing opposite Diss Methodist Church. There are two existing access points from the A1066 which could serve as vehicular and pedestrian access to a residential development.</p> <p>There are no environmental or heritage designations within or adjacent to the site.</p> <p>The site is at medium risk of surface water flooding <b>but this could be mitigated through appropriate water management strategy such as the use of SuDS.</b> Overall, due to its favourable location and low level of constraints, the site is suitable for redevelopment for housing and is therefore appropriate as a candidate for allocation in the Neighbourhood Plan, subject to flood risk issues being mitigated and the current Diss Leisure Centre being re-provided in another appropriate location.</p>

## Site 2

1. Site Details	
<b>Site Reference / Name</b>	Site 2
<b>Site Address / Location</b>	Travis Perkins Site, Shelfanger Road, Diss
<b>Gross Site Area</b> (Hectares)	0.30
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Travis Perkins site - largely a yard with storage and office facilities.
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	The northern site boundary is adjacent to the A1066. The eastern boundary is adjacent to the garden centre and car park, as well as one house. The southern boundary is adjacent to a field and the River Waveney. The western boundary is adjacent to housing.



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from the A1066 (two access points)</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from the A1066 (two access points)</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from the A1066 (two access points)</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability							
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>				<p>Yes - loss of the existing leisure centre however the Council have 3 possible sites for the new Leisure Centre.</p>			
<p><b>Accessibility</b></p> <p>Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.</p>							
Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	400-1200m	<1600m	400-800m	<400m
<p><b>Landscape and Visual Constraints</b></p> <p>This section should be answered based on existing evidence or by a qualified landscape consultant.</p>							
<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>				<p>Low sensitivity - no identifiable landscape features in the site</p>			
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>				<p>Low sensitivity - site is contained from views</p>			
<p><b>Heritage Constraints</b></p>							
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</p>				<p>Limited or no impact or no requirement for mitigation</p>			
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</p>				<p>Limited or no impact or no requirement for mitigation</p>			
<p><b>Planning Policy Constraints</b></p>							

2. Assessment of Suitability	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>The site is located in the Diss and Roydon built up area classed as Main Town under Draft Policy 7.2 of the draft Greater Norwich Local Plan which supports residential development within the settlement boundary and expects substantial levels of development to take place within Main Towns.</i></p> <p><i>Policy DM 3.16 Improving the level of community facilities states that the change of use of existing community facilities will only be permitted where it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs or there is no reasonable prospect of continued viable use. Similarly, draft Policy 6 of the GNLP also seeks to avoid the loss of local services.</i></p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	Not currently available

4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0.3x25=7.75 = 8 dwellings (AECOM calculation based on 25 dph)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>N/A as not available</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                      The site is <b>suitable and available</b>                      The site is <b>potentially suitable, and available</b>.                      The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b><i>The site is suitable for development, but unavailable. It is therefore unsuitable for allocation in the Neighbourhood Plan.</i></b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>While this brownfield site (current use is Travis Perkins) was originally submitted to the Neighbourhood Plan consultation, the owners have now confirmed their decision that the site is currently no longer available for development. However, any site that is not currently known to be available but may be a future prospect can still be included in the NP (possibly as an 'aspiration') and a development brief or set of development principles including design can be included to guide development in the future, should the site become available.</p> <p>The site is within the settlement boundary and built-up area of Diss. The site is flat and is largely a yard with storage and office facilities. The site is favourably located to services and facilities and is within walking distance to public transport and the town centre. The wider context of the site is residential.</p> <p>There is access to the site from Shelfanger Road (B1077). The site contains no identifiable landscape features and is contained from views. There is one tree protection order (TPO; reference: SN034, category number:1, species: oak) on site which does not necessarily preclude development but would need to be considered at detailed design stage. Travis Perkins is a commercial site and GNLP draft policy 6 states that development should avoid loss of commercial premises.</p> <p>Due to its favourable location and low level of constraints, this site is suitable for redevelopment as housing, subject to mitigation of minor constraints and subject to the commercial premises being re-provided elsewhere. However, as the site is not currently available, it is not currently appropriate for allocation in the Neighbourhood Plan.</p>

# Roydon

## 735

1. Site Details	
<b>Site Reference / Name</b>	735
<b>Site Address / Location</b>	Land north of old high road
<b>Gross Site Area</b> (Hectares)	1.49
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Amenity/Garden Land
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The site could accommodate anywhere between 10 - 25 residential dwellings. It is expected that a mix of housing will be provided with market dwellings of 2, 3, and 4 bedrooms and affordable housing of 1, 2 and 3 bedrooms. It is anticipated that the market housing will be an average of 93sqm and the affordable housing to be an average of 60sqm. This puts the overall development of anywhere between a total of 930sqm to 2,094sqm.
<b>Site identification method / source</b>	Put forward in October 21 as part of the district council's LP consultation
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Residential and School



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes, there is a current access point onto Old High Road which is used by Middle Manor Barn. It is anticipated that this access by improved by creating a larger bell mouth. This will keep access points onto the road to a minimum whilst preserving visibility splays.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is existing access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200	<400	>1200	<400	1600-3900	<400 to open space	<400m to road network

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site is located with Waveney Rural River Landscape Character area and is likely to have medium landscape sensitivity given the context of the site being located between the two villages and roads separating it from the wider landscape.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site is likely to have medium visual sensitivity as there are some longer ranging views from and to the site from the wider countryside to the south.</p>

## 2. Assessment of Suitability

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited impact - Grade II North House and The Pheasantry are located to the north of the site; however, there is limited intervisibility between the assets and site.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown - no map of non-designated assets available.</p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside <b>and not connected to</b></p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>Development of this site would contribute to further merging of Diss and Roydon</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
<b>Is the site available for development?</b> Yes / No / Unknown	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown	None
<b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years	If the site were to achieve an allocation, planning permission could immediately be submitted with development starting in the next year or two.
4. Assessment of Viability	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> Yes / No / Unknown	Unknown
5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	10-25 dwellings
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	1-2 years
<b>Other key information</b>	This site does not conform with either adopted nor emerging Local Plan Policy; however, subject to consultation with SNDC the NP group may be able to redrawn the boundary to include the site. <b><i>This is likely to have significant impacts on the settlement character of Roydon and Diss.</i></b>
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	The site is <b>not currently suitable, and available</b>  Unknown
<b>Summary of justification for rating</b>	This is a greenfield site located to the west of the town, between Diss and Roydon, and is outside the settlement boundary. <b><i>Development of the site will lead to coalescence of Diss and Roydon and have significant impacts on their settlement character.</i></b> The site is <b><i>otherwise</i></b> relatively unconstrained, but does not meet adopted or emerging Local Plan policy; therefore the site is not appropriate for housing allocation in the Neighbourhood Plan.

## DIS3

1. Site Details	
<b>Site Reference / Name</b>	DIS3
<b>Site Address / Location</b>	Land off Denmark Lane
<b>Gross Site Area</b> (Hectares)	1.60
<b>HELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Greenfield
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Adopted Local Plan allocates this site for 42 dwellings.
<b>Site identification method / source</b>	Allocations carried forward from adopted Local Plan
<b>Planning history</b>	None recent or relevant
<b>Neighbouring uses</b>	Greenfield and housing



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Denmark Lane.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, access could be created from Denmark Lane. There are currently no pavements along the western part of Denmark Lane and therefore appropriate footway improvements would be required.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes there is access. There are no designated cycle routes but bikes can use the road network</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200	<400	>1200	400-1200	1600-3900	<400 to open space	<400m to road network

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>The site is located with Waveney Rural River Landscape Character area and is likely to have medium landscape sensitivity given its periphery location and relationship to the wider landscape.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The site is likely to have low visual sensitivity as the views into the site from the open landscape to the west are viewed in the context of the existing housing behind the site.</p>

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	No impact
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Unknown - no map of non-designated assets available.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	In the adopted Local Plan this site is allocated for housing - this has been removed from the emerging Greater Norwich Local Plan.
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Within
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is allocated in the adopted Local Plan. No updated information available suggests that the site is no longer available. However, the Qualifying Body should confirm availability of the site for the proposed development at present prior to allocation in the Neighbourhood Plan.</i></p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p><b>42 dwellings</b></p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>This site conforms with both adopted and emerging Local Plan policy.</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><i>The site is suitable for development and allocation in the neighbourhood subject to confirmation of availability</i></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>This is a greenfield site located to the west of the town. The site has a medium risk of surface water flooding which would need to be a consideration in the design of a development scheme. This site meets both emerging and adopted Local Plan policy.</p> <p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</i></p> <p>This previous Local Plan allocation for 42 dwellings is appropriate to carry forward for allocation in the Neighbourhood Plan.</p>
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## Site 3

1. Site Details	
<b>Site Reference / Name</b>	Site 3
<b>Site Address / Location</b>	Land opposite White House Farm, Snow Street, Roydon.
<b>Gross Site Area</b> (Hectares)	0.40
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	6-8 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Snow Street. The eastern, southern and western boundaries are adjacent to fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be made from Snow Street <b>subject to further consultation with the relevant Highways Authorities.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be made from Snow Street <b>subject to further consultation with the relevant Highways Authorities.</b> However, there is currently no pedestrian footpath connecting the site to nearby community facilities.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be made from Snow Street <b>subject to further consultation with the relevant Highways Authorities.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
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## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Tow n / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	>1200m	400-1200m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low sensitivity</b> - no identifiable landscape features in the site</p>
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding</i></li> </ul>	<p><b>High sensitivity</b> - the site is located in open countryside. There are intermittent views through gaps in the hedgerow across fields towards the built-up area of Roydon.</p>

<p><i>landscape, and/or it would adversely impact any recognised views.</i></p>	
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> - Grade II Listed building opposite the site (White House Farmhouse)</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact or no requirement for mitigation</b></p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is located in Roydon but outside the main build up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Draft Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development states that: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>

<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>3. Assessment of Availability</b></p>	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p><math>0.4 \times 0.85 = 0.34</math>. <math>0.34 \times 25 = 8.5 = 9</math> dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document.</p>

<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b><i>The site is not currently suitable for development and allocation in the Neighbourhood Plan</i></b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This greenfield site is available for development. The site is not within or adjacent to settlement boundary and not well related to the settlement. There is currently no access onto the site, However, access could be created onto Snow Street. Similarly, the site lacks a pedestrian footpath linking the site with the community facilities. The site is located reasonably close to services and facilities and the village centre of Roydon. White House Farmhouse opposite the site is Grade II listed and therefore mitigation would be required to reduce the impact of the development of the site on the designated heritage asset. The site is located in open countryside and there are intermittent views through gaps in the hedgerows across fields towards the built-up area of Roydon. The cumulative effect of the proposed size of development, especially if allocated together with another site in or adjacent to Roydon, would be negative on the character and scale of the settlement and cluster. Overall, due to its location disconnected and remote from the settlement, limited sustainable access to local services and potential inappropriate cumulative effect on the scale and character of the settlement, the site is inappropriate for allocation in the Neighbourhood Plan.</p>

## Site 4

1. Site Details	
<b>Site Reference / Name</b>	Site 4
<b>Site Address / Location</b>	The old Sewerage Works, Roydon
<b>Gross Site Area</b> (Hectares)	1.81
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Former sewerage site
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	25-30 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern, eastern, southern and some of the western boundary are adjacent to open fields. A very small edge of the western boundary is adjacent to Snow Street.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Medium Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be*

<p><i>Yes / No / Unknown</i></p>	<p><b>required to determine if the site is Grade 3a Good Quality Agricultural Land.</b></p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - a small part of the site is within a Woodland Priority Habitat</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - access to the site is through a County Wildlife Site, with the main site removed from Brewers Green road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - access to the site is through a County Wildlife Site, with the main site removed from Brewers Green road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - access to the site is through a County Wildlife Site, with the main site removed from Brewers Green road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	Unknown - the site potentially has contamination issues
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	>800m	>1200m	400-1200m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low sensitivity
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	Medium sensitivity - The site is contained and screened on its eastern and southern boundary, but open to views of large agricultural fields to the north and west.

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is located in Roydon but outside the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Policy 7.4 of the GNLP 18 states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>3. Assessment of Availability</b></p>	
<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>1.81 x 0.85 = 1.5385. 1.5385 x 25 = 38.4625 = 38 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document. The Neighbourhood Group states that the site is "brownfield land" with "services already available onsite". The site was a former Sew age works.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b><i>The site is not currently suitable, and available</i></b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This brownfield site is available for development. The site is removed from the built-up area of Roydon and located in open countryside. The site was a former Sew age Station, with infrastructure visible on site. The site potentially has contamination issues which could impact the viability of the site. The site is not located in close proximity to services and facilities nor the town centre and therefore is not easily accessible. The site is at risk of surface water flooding and therefore significant mitigation may be required. Access to the site is through a County Wildlife Site, with the main site removed from Brewers Green Lane. Although the site is contained and screened on its eastern and southern boundary, the site is open to views of large agricultural fields to the north and west. The cumulative effect of the proposed size of development, especially if allocated together with another site in or adjacent to Roydon, would be negative on the character and scale of the settlement and cluster. Overall, due to its location disconnected and remote from the settlement, lack of sustainable access to local services and potential inappropriate cumulative effect on the scale and character of the settlement, the site is inappropriate for allocation in the Neighbourhood Plan.</p>

## Site 5 - Options A & B

1. Site Details	
<b>Site Reference / Name</b>	Site 5 - Options A & B
<b>Site Address / Location</b>	Land at Manor Farm House, Roydon
<b>Gross Site Area</b> (Hectares)	Total gross site area approx. 0.45 (excluding farmhouse)  Development option A: approx. 0.12; Development option B: approx.: 0.33;
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Manor Farmhouse and grounds
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Up to 10 dwellings (as per submission to Neighbourhood Group)
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to a house and private garden. The eastern and western boundaries are adjacent to fields. The southern boundary is adjacent to Crick's Walk.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*Unknown. The site might potentially form part of a green infrastructure corridor connecting adjacent priority habitats (deciduous woodland).*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Medium Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</i></p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. The site might potentially form part of a green infrastructure corridor connecting adjacent priority habitats (deciduous woodland). Further habitats assessment may be required.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - there are a number of mature trees on site.</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m	<400m	>1200m	400-1200m	1600-3900m	<400m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low , medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
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## 2. Assessment of Suitability

### Is the site low , medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

**Low sensitivity** - the site is contained and well screened by trees.

### Heritage Constraints

#### Would the development of the site cause harm to a designated heritage asset or its setting?

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

**Directly impact and/or mitigation not possible** - Grade II listed Manor Farmhouse located within the site boundary. Development of the site is likely to impact the setting of the designated heritage asset.

#### Would the development of the site cause harm to a non-designated heritage asset or its setting?

**Directly impact and/or mitigation not possible /**  
**Some impact, and/or mitigation possible /**  
**Limited or no impact or no requirement for mitigation**

**Limited or no impact or no requirement for mitigation**

### Planning Policy Constraints

#### Is the site in the Green Belt?

**Yes / No / Unknown**

**No**

#### Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

**Yes / No / Unknown**

**No**

#### Are there any other relevant planning policies relating to the site?

Character and River Valleys & draft GNLP policy 2 on Sustainable Communities (re. protection of river valleys); Site is adjacent and connected to Diss and Roydon built up area – classed as “Main Town”; However it is not within the settlement boundary and therefore draft policy 7.2 of the GNLP does not apply, Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 units max. in total, with good access to services incl. safe routes to schools, subject to other policies and no cumulative negative impact on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a

	development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	A mix of greenfield and previously developed land
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No
<b>3. Assessment of Availability</b>	
<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Yes
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Available now / 0-5 years
<b>4. Assessment of Viability</b>	
<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown

**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0.65x0.85=0.5525. 0.5525x25=13.8125 = 14 dwellings (assuming option A and B are allocated). If option A is allocated then it is 0.12x25=3 dwellings and if just option B is allocated then it is 0.33x25=8 dwellings; However, as the site only meets draft policy 7.5 on Windfall, only development up to a max. of 3 dwellings should be allocated.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document. The Landowner has split the site in two - option A and option B (see map). If option A is allocated then access would be from the land running parallel to Brewers Green and then to travel east to west onto Cricks Walk. If option A and B were allocated then access would be from Cricks Walk turning left by the pond (the pond was filled years ago and therefore does not exist). There is another access from Brewers Green but this is not the landowners preferred option.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is potentially suitable, and available</b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>This site is a mixed green and brownfield site available for development. The site is adjacent to and connected to the built-up area and settlement boundary of Roydon. The site is also adjacent to an area of common land. There are two access points to the farm, one at the end of the residential Crick's Walk and one along a track through the area of common land off Manor Road. The site is in close proximity to Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation must take place if the site was developed, to prevent surface water flooding. Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of potential for harmful effects from development, the designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc. The site is Manor Farm, which includes the Grade II thatched Manor Farmhouse. This is another key constraint to development.</p> <p>Mature trees are also located on site and therefore development may need to avoid the trees. It is important to be aware that the site is located within the River Valleys Extents, where proposed development must have regard to adopted Policy DM 4.5 Landscape Character and River Valleys and GNLP draft policy 2 (Sustainable Communities) which stipulates that development is required to "respect, protect and enhance landscape character ... and maintain strategic gaps and landscape settings, including river valleys".</p> <p>If the settlement boundary of Roydon was extended to include this site <b>following discussions with South Norfolk Council</b>, taking into account emerging draft policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to flood risk, heritage, biodiversity, trees and landscape. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p>
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## Site 6

1. Site Details	
<b>Site Reference / Name</b>	Site 6
<b>Site Address / Location</b>	South of the A1066, Roydon
<b>Gross Site Area</b> (Hectares)	1.15
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to High Road (A1066). The eastern boundary is adjacent to Tottington Lane. The southern boundary is adjacent to an open field. The western boundary is adjacent to a private garden.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low Risk

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Low Risk

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</i></p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from A1066 <b>subject to further consultation with the relevant Highways Authority</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from A1066 <b>subject to further consultation with the relevant Highways Authority</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from A1066 <b>subject to further consultation with the relevant Highways Authority</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Yes - A powerline crosses the eastern part of the site from north to south.
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>Low sensitivity</b> - The wider site slopes from north-west to south-east towards the river valley, with site 6 having a gentle slope than the lower ground of the southern part of the wider site and field. Apart from the sloping river valley nature of the land, there are no identifiable landscape features of value in the site.</p>
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p><b>High sensitivity</b> - As Roydon is on higher ground, there are views from the site of the built-up area of Diss and Wind Turbines further to the southeast. There is a hard boundary (no landscaping) between the built-up area of Roydon and the site.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy DM 4.5 Landscape Character and River Valleys &amp; draft GNLP policy 2 on Sustainable Communities (re. protection of river valleys); Site is located adjacent to Diss and Roydon built up area – classed as “Main Town”, therefore draft policy 7.2 of the GNLP R does not apply as it stipulates development should within the settlement boundary; Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and no negative cumulative impact on character and scale of settlements in cluster. Draft policy 7.5 states that development is acceptable if maximum of 3 dwellings within each parish during lifetime of plan is on sites adjacent to development boundary or infill sites within recognisable group of dwellings to respect form and character of the settlement as well as no detrimental impact on landscape / environment.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - risk of coalescence between Roydon and Diss</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>3. Assessment of Availability</b></p>	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p><math>1.15 \times 0.85 = 0.9775</math>. <math>0.9775 \times 25 = 24.4375 = 24</math> dwellings However, as the site only meets draft policy 7.5 on Windfall, only development up to a max. of 3 dwellings should be allocated.</p>
<p><b>What is the likely timeframe for development</b> <b>(0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document. The site does not have access onto High Road, but has road frontage and potential to create access. As the site is located on a long bend on the A1066 that includes a junction with Old High Road (to Roydon Primary School), the potential to create access onto High Road would be subject to consultation with the Highways Authority.</p>

<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><i>The site is potentially suitable, and available</i></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This greenfield site is currently a field but is adjacent to housing and is available for development.</p> <p>The site does not have access onto High Road but has a road frontage and potential to create access. As the site is located on a long bend on the A1066 that includes a junction with Old High Road (to Roydon Primary School), the potential to create access onto High Road would be subject to consultation with the Highways Authority.</p> <p>The site is in close proximity to Roydon Primary School, Roydon Garage and a shop, the village hall, a public house with restaurant.</p> <p>Although the site is within a Woodland Priority Habitat Network, which is a potential constraint in terms of the potential for harmful effects from development, this designation can also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc. As Roydon is on higher ground, there are views from the site of the built-up area of Diss and Wind Turbines further to the southeast. This is an issue as there is a hard boundary (no landscaping) between the built-up area of Roydon and the site. The wider site slopes from north- west to south-east towards the river valley, with site 6 having a gentler slope than the lower ground of the southern part of the wider site and field. Apart from the sloping river valley nature of the land, there are no identifiable landscape features of value in the site. The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys and draft policy 2.</p> <p><b><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</i></b></p> <p>Development of the site has potential to be in keeping with the urban form of Roydon, however development of the site would further reduce the gap between Roydon and Diss, leading to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable, possibly in conjunction with Site 7.</p> <p>This site is adjacent to and connected to the built-up area and settlement boundary of Roydon. If the settlement boundary of Roydon was extended to include this site following discussions with South Norfolk Council, taking into account emerging draft policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to habitat, views, landscape and the threat of coalescence. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p>

## Site 7

1. Site Details	
<b>Site Reference / Name</b>	Site 7
<b>Site Address / Location</b>	Land opposite the school with access onto the Old High Road, maintaining a separation from Long Meadow properties, Roydon
<b>Gross Site Area</b> (Hectares)	1.20
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	25 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Old High Road. The eastern boundary is adjacent to a field. The southern and western boundary is adjacent to High Road (A1066).
	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;"><b>No. The site falls within a SSSI Impact Risk Zone but the proposed development capacity does not trigger the need to consult Natural England.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green;"><b>No</b></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: green;"><b>Low Risk</b></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p style="color: orange;"><b>Medium Risk</b></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green;"><b>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</b></p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - there is no access to the site <b>at present</b> <b>however</b> the site has road frontage on two sides and potential to create access onto the Old High Road <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - there is no access to the site <b>at present</b> <b>however</b> the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - there is no access to the site <b>at present</b> <b>however</b> the site has road frontage on two sides and potential to create access onto the Old High Road <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Tow n / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low sensitivity</b> - The site has no identifiable landscape features other than the sloping valley land form located within open countryside between the two built-up areas of Diss and Rodon.</p>
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding</i></li> </ul>	<p><b>High sensitivity</b> - The site is on low er ground than the primary school as the landform gently slopes from the Old High Road to Denmark Lane and the A1066. There are views across the site from the Old High Road across River Waveney Valley and to the southeast of large wind turbines over the built area of Diss. The site can be seen through breaks in the hedgerow on approach to both settlements due largely to the sloping nature of the landform.</p>

<i>landscape, and/or it would adversely impact any recognised views.</i>	
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<b>2. Assessment of Suitability</b>	
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is located in Roydon but outside/adjacent the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - risk of coalescence between Roydon and Diss</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>3. Assessment of Availability</b></p>	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>As the site only meets draft policy 7.4 or 7.5, only development up to a max. of 15 (if affordable housing development) or 3 dwellings should be allocated.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document.</p>

<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is potentially suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield site available for development.</p> <p>The site is in close proximity to Roydon Primary School, Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop.</p> <p>The north-eastern part of the site is closer to Diss' services. The site is opposite Roydon Primary School but removed from the linear form of Roydon, whereby the development of Site 6 may be considered sequentially preferable. There is currently no access to the site. However, the site has road frontage on two sides and potential to create access onto the Old High Road, which has a footpath that connects the urban edge of Diss to Roydon Primary School.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation is required if developed.</p> <p>Site 7 forms part of a wider field and does not have a defensible boundary to the east. There are views of the hard urban edge of Diss from the site and therefore the site has high sensitivity to visual amenity. The site is on lower ground than the primary school as the landform gently slopes from the Old High Road to Denmark Lane and the A1066. There are views across the site from the Old High Road across River Waveney Valley and to the southeast of large wind turbines over the built area of Diss. Furthermore, the site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys. The site has no identifiable landscape features other than the sloping valley land form located within open countryside between the two built-up areas of Diss and Roydon. The site can be seen through breaks in the hedgerow on approach to both settlements due largely to the sloping nature of the land form.</p> <p>Development of the site would further reduce the gap between Roydon and Diss therefore lead to a threat of coalescence. A recently completed housing scheme can be seen at the end of the wider field which site 7 forms part of. Development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable, particularly in conjunction with Site 6.</p> <p><b><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</i></b></p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon. If the settlement boundary was extended to include this site following discussions with South Norfolk Council, taking into account emerging draft policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to habitat, landscape, character, views and the LPAs view on coalescence of Roydon and Diss. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p>

## Site 8

### 1. Site Details

<b>Site Reference / Name</b>	Site 8
<b>Site Address / Location</b>	Brewers Green Lane, opposite the main entrance to the football club. Roydon
<b>Gross Site Area</b> (Hectares)	1.50
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural paddock with agricultural access onto Brewers Green Lane
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	25 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	Reference: 2006/1156. Address: Vacant Land at Brewers Green Lane Roydon. Proposal: Erection of new Catholic Church with Priest Flat over, detached garage, car parking and access. Status: Ref used (July 2006). Reason for refusal: the proposed development does not provide off-site facilities for pedestrians to link with existing provision. The unclassified road serving the site is also considered to be inadequate to serve the development proposed. The application is also contrary to certain policies in the Norfolk Local Plan 2003.
<b>Neighbouring uses</b>	The northern and western boundaries are adjacent to fields. The eastern and southern boundaries are adjacent to residential properties.
	

## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <p>Ancient Woodland Area of Outstanding Natural Beauty (AONB) Biosphere Reserve Local Nature Reserve (LNR) National Nature Reserve (NNR) National Park Ramsar Site Site of Special Scientific Interest (SSSI)* Special Area of Conservation (SAC) Special Protection Area (SPA)</p> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p><i>No</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <p><i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <p><i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p><i>Low Risk</i></p>

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</i></p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b> UK BAP Priority Habitat; a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <i>Yes / No / Unknown</i></p>	<p style="text-align: center; color: green;"><b>No</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p style="text-align: center; color: green;"><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p style="text-align: center; color: green;"><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b> - only agricultural access onto Brewers Green Lane; Access could be made from Brewers Green Lane but as only single lane road, could only accommodate access for limited development</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b> - only agricultural access onto Brewers Green Lane; Access could be made from Brewers Green Lane but as only single lane road, could only accommodate access for limited development</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b> - only agricultural access onto Brewers Green Lane; Access could be made from Brewers Green Lane but as only single lane road, could only accommodate access for limited development</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>Public Rights of Way on the eastern boundary of the site.</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p style="text-align: center; color: green;"><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p>	<p>Unknown</p>

<i>Within / Adjacent / No / Unknown</i>	
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Yes - power-lines cross the northern part of the site from east to west, and the western part of the site from north to south (2 sets of powerlines)
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <p><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></p> <p><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p> <p><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></p>	<p>Low sensitivity - the site has no identifiable landscape features.</p>
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <p><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></p> <p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p> <p><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></p>	<p>Medium sensitivity - the site is largely contained with neighbouring properties having views into the field. The site is largely flat with a gentle slope from northwest to south east, so development would be slightly higher than adjacent homes to the south.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is located in Roydon but outside/adjacent the main built up area – which is classed as a “village cluster” in the draft GNLP, therefore draft policy 7.4 applies. Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 units max in total, with good access to services incl. safe routes to schools, subject to other policies; also negative cumulative impact should be avoided on character and scale of settlements in cluster.</p> <p>GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings.</p> <p>Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment. The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys and GNLP Draft Policy 2.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now / 0-5 years</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p><math>1.5 \times 0.85 = 1.275</math>. <math>1.275 \times 25 = 31.875 = 32</math> dwellings However, as the site only meets draft policy 7.4 or 7.5, only development up to a max. of 15 (if affordable housing development) or 3 dwellings should be allocated.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>

<p><b>Other key information</b></p>	<p>Not included/allocated in the GNLP Diss and Roydon site allocations document. Neighbourhood Group states that: this site might not be considered to be in the village as on the edge of Diss settlement boundary. The site is located on the built up edge of Diss, and in close proximity to Diss Football Club and Roydon Primary School. The site is an agricultural paddock, with agricultural access onto Brewers Green Lane.</p>
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><i>The site is potentially suitable, and available</i></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is currently being used as agricultural land and an agricultural paddock.</p> <p>The site is available for development. The site is in walking/cycling distance to Diss town centre and is in close proximity to Diss Football Club and Roydon Primary School. The site is adjacent to the built-up area and settlement boundary of Diss.</p> <p>It is important to note that in 2006 a proposal for a church with car parking and access was refused. One point of refusal was that the road serving the site is considered to be inadequate to serve the development proposed and therefore the same issue might arise if the site was to be developed for housing as Brewers Green is a single lane road.</p> <p>Furthermore, a public right of way runs <b>along the eastern boundary of the site</b> which would need to be accommodated for if the site was to be developed.</p> <p>The site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys. The site contains no identifiable landscape features and is largely contained, with neighbouring properties having views into the field. The site is largely flat with a gentle slope from northwest to south east, so development would be slightly higher than adjacent homes to the south.</p> <p><b><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</i></b></p> <p>Development of the site would further reduce the gap between Roydon and Diss which would lead to a threat of coalescence. To mitigate this risk, development will need to respect the landscape setting, form and character of the settlement and should not close the settlement gap. The issue of coalescence should be discussed with the LPA to understand whether the site would be seen as acceptable.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon. If the settlement boundary was extended to include this site <b>following discussions with South Norfolk Council</b>, taking into account emerging draft policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to access, form and character of the settlement, landscape and local environment. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p>

## Site 14

1. Site Details	
<b>Site Reference / Name</b>	Site 14
<b>Site Address / Location</b>	Diss Rugby Club. Roydon
<b>Gross Site Area</b> (Hectares)	2.49
<b>HELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Diss Rugby Club and Club Pavilion
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern and southern boundaries are adjacent to an area of trees. The eastern boundary is adjacent to Bellrope Lane. The western boundary is adjacent to more playing fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Low Risk*

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

*The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.*

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from Bellrope Lane. However, this road is only a single carriageway and already serves approx. 12 properties.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from Bellrope Lane. However, this road is only a single carriageway and already serves approx. 12 properties. There is currently no footpath to the south of the site.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access from Bellrope Lane. However, this road is only a single carriageway and already serves approx. 12 properties.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - loss of rugby field.

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	>3900m	400-800m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b> - the site is well screened by woodland to its north, west and south. However, the visual impacts on Bellrope Lane and the properties opposite would potentially be adverse. The properties on Bellrope Lane currently have a view across a parkland style landscape, with rows of tall mature trees and a woodland backdrop further beyond the playing fields. Bellrope Lane has a rural character and acts as a clear demarcation between the suburban development to the east, and the former Manor House estate to the west which has a much more rural character. Any facilitation of access would likely require modifications to Bellrope Lane which would impact on heritage assets and the rural quality of the lane.</p>

<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact, and/or mitigation possible</b> - Grade II listed building named the old post office is in close proximity to the site. The Church of St Remigius is Grade 1 listed and prominent opposite Bellrope Lane without screening, and therefore vulnerable to any impacts.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact or no requirement for mitigation</b></p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p><b>No</b></p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The site is adjacent to but not within Diss and Roydon built up area – classed as “Main Town”. Draft Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and cumulative impact shouldn't be negative on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Self/custom build will be supported. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</p> <p><b><i>Policy DM 3.16 and draft GNLP policy 6 resists the loss of local services unless it can be demonstrated that adequate other facilities exist within a reasonable distance to meet local needs. Information received from the group states that development on the site would not displace the rugby club as the site constitutes only part of club site, so there would be no need to relocate.</i></b></p>

<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Adjacent to and connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	Yes - risk of coalescence with Snow Street <b>although no settlement gap has been identified.</b>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	Unknown

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now / 0-5 years

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	Unknown
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>2.49x0.75=1.8675x25=46.68 75=47 dwellings (AECOM calculation based on 25 dph)</p> <p><b>Note that residential development of 50 or more houses outside existing settlements on the site would need to be consulted with Natural England.</b></p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not mentioned/allocated in the GNLP Diss and Roydon site allocations document. Information received from the group states that development on the site would not displace the rugby club as the site constitutes only part of club site, so there would be no need to relocate.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is potentially suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>Diss Rugby Club and Club Pavilion is available for development. It is a mix of greenfield and previously developed land. The two major constraints with the site are access and the potential loss of a community facility. The site is currently being used as a Rugby Club with associated pitches and therefore development on this site would result in some loss of this community facility. However, information received from the <b>Qualifying Body</b> indicates that sufficient facilities would be left at the club so no relocation would be necessary. Furthermore, it is clear from the site visit that Bellrope Lane forms a clear boundary to the existing urban area of Roydon (clear that the village has ended and it is the start of the countryside).</p> <p>Access onto the site is problematic as only a single carriageway which is already serving approx. 12 properties. However, as the whole site would not be developed it could be suitable for development, if appropriate access can be achieved. The site is in close proximity to Roydon Primary School, Roydon Garage and a shop, the village hall, a public house with restaurant and a bus stop.</p> <p>The site is adjacent to and connected to the built-up area and settlement boundary of Roydon. If the settlement boundary of Roydon was extended to include this site <b>following discussions with South Norfolk Council</b>, taking into account draft <b>GNLP</b> policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to establishing appropriate access, habitats, the Rugby Club continuing to function as a community facility, and ensuring the development is in keeping with the form, size and character of the settlement. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft <b>GNLP</b> Policy 7.4 and 7.5, once the GNLP is adopted.</p>

## GNLP0526 / SN0526REV

1. Site Details	
<b>Site Reference / Name</b>	GNLP0526 / SN0526REV
<b>Site Address / Location</b>	Land south of High Road, Roydon
<b>Gross Site Area</b> (Hectares)	<b>3.66 Ha. A reduced form of the site (1.0 Ha) is also considered as SN0526REV Land South of High Road submitted to the VCHAP.</b>
<b>HELAA Reference</b> (if applicable)	GNLP0526
<b>Existing land use</b>	Agricultural land recently harvested
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	<b>89 dwellings. The reduced form of the stie (SN0526REV) is proposed for 25 dwellings.</b>
<b>Site identification method / source</b>	<b>Greater Norwich Local Plan Housing and Economic Land Availability Assessment (HELAA) 2017 and VHAP</b>
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to private gardens. The eastern, western and southern boundaries are all adjacent to fields.
	

<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>The site falls within a SSSI Impact Risk Zone. Residential development of 50 or more dwellings (GNLP0526) outside existing settlements would need to be consulted with Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>LowRisk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. Detailed surveys would be required to determine if the site is Grade 3a Good Quality Agricultural Land.</i></p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 2 identified by which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation. In addition, the site is within 200m of Roydon Fen Local Nature Reserve and may be subject of risks of adverse impact on ecological networks in the area.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes – Evidence submitted by the site promoter in 2021 indicates that vehicular access to the site can be potentially achieved from High Road (A1066) to provide a type 3 access road with the required visibility splays without the need for third party land to support a reduced form of development as SN0526REV. The representation confirmed that the narrowest part of the access is 8.8m wide. The representation also identifies an alternative access to the east of the site involving a 6m wide carriageway with 1.8m wide footways on either side of the road, however, this option would require the removal of trees, hedges and fence. The preferred access is likely to be suitable to support the proposed development subject to further highways assessment and consultation with Norfolk County Council.</i></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes – A suitable pedestrian access could be potentially created as an extension from the existing pavements on High Road, subject to further highways assessment and consultation with Norfolk County Council.</i></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes – A suitable cycle access could be potentially created subject to further highways assessment and consultation with Norfolk County Council.</i></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes - Right of Way/Norfolk Trail adjacent to the site</i></p>

<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<i>No. However as the site is a former sand quarry, further investigation on ground stability may be required.</i>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	1600-3900m	<400m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
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## 2. Assessment of Suitability

### Is the site low , medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

**Medium sensitivity** - The site is contained to the north, with residences looking onto the site. A converted residential water tower looks directly onto the site. The church tower can be seen from the site to the west. The site is in open countryside with partial views to the east and south-west into Roydon Fen and towards the built-up area of Diss.

**A Landscape Statement submitted by the site promoter in 2021 acknowledges that the most sensitive receptors to development on the site are people in the existing residential properties directly north of the site and from the converted water tower which has an elevated view of the site. The statement suggests that there is potential to mitigate effects on views from the north of the site through careful siting of the proposed housing and the use of boundary planting.**

**The statement also states that the existing dense woodland buffer would screen the majority of views to residences and public footpath (FP15) with the exception of a 20m long gap at the northern end of the woodland belt which provides an open view into the site. The assessment concludes that while the use of boundary planting could mitigate some visual effects, this would represent a landscape character effect that cannot be fully mitigated due to the loss of the existing rural view.**

### Heritage Constraints

#### Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

#### Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

**Some impact if the Tower House were to be recognised as a non-designated heritage asset, and mitigation possible**

**A Heritage Assessment submitted by the site promoter in 2021 assesses the potential impacts of the proposed residential development on the significance and setting of the Tower House if it were to be recognised as a non-designated heritage asset within the DDNP (note that the representation objects to the identification of Tower House as a non-designated heritage asset quoting a recent appeal decision at the Heights, Haslemere were Inspector and Historic England have commented on the significance of the asset). In particular, the report highlights:**

- **The original intended residential context for the Tower House as part of a 100-dwelling development**
- **The Tower House is currently appreciated alongside suburban development**

	<ul style="list-style-type: none"> <li>– <i>Development on the site could be sensitively designed in keeping with the character of the surrounding context</i></li> <li>– <i>Existing views towards Tower House could be maintained through the management of building heights and positioning of development away from identified site lines</i></li> </ul>
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b>	No
<b>2. Assessment of Suitability</b>	
<b>Are there any other relevant planning policies relating to the site?</b>	<p><i>The site is adjacent to but not within Diss and Roydon built up area – classed as “Main Town”. Draft Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and cumulative impact shouldn’t be negative on character and scale of settlements in cluster. GNLP draft Policy 7.5 Small Scale Windfall Housing Development: Development of up to a maximum total of 3 dwellings within each parish during the lifetime of the plan will, in principle, be permitted on sites adjacent to a development boundary or on infill sites within a recognisable group of dwellings. Self/custom build will be supported. Proposals will respect the form and character of the settlement and have no detrimental impact on the landscape and natural environment.</i></p>
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Full development of the site as GNLP0526 is likely to alter the liner settlement character of Roydon</i></p>
<p><b>3. Assessment of Availability</b></p>	
<p><b>Is the site available for development?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now / 0-5 years</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p><i>Representation from the site promoter indicates that there are no known existing utilities apparatus within the site with the exception of a high voltage overhead electricity pole which is unlikely to be affected by the proposed development.</i></p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p><i>The site is proposed for 25 dwellings in the latest proposal as SN0526REV. However, development volume would have to be limited to maximum 15 units in line with draft policy 7.4</i></p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>

<p><b>Other key information</b></p>	<p>This site was put forward to the LA as part of VCHAP; HELAA states: This is a greenfield site south of existing residential development along High Road, which is a former sand quarry. This may need some further investigation in terms of ground stability. Two potential highways access points between existing dwellings to get to High Road are shown, but both are narrow and it is questionable if they would be of sufficient width to support both a road and a footway and the necessary visibility splay (some third-party land may be required which has not yet been secured). Although it would have an impact on the A1066 through Diss, the potential impacts on local roads may be possible to mitigate.</p> <p>Enhancements to the sewerage and water supply network would be needed, perhaps including the closest Water Recycling Centre. Whilst the site would not affect any heritage assets, there could be townscape and design concerns: the relationship to the existing linear frontage development could be uncomfortable (accessed through the narrow links) and would need very careful design consideration to be acceptable. The site is within close proximity to Roydon Fen Local Nature Reserve and so there is some risk of adverse impact on ecological networks in the area. In addition, boundary features and woodland to south would need protection and enhancement; protected species surveys may be necessary; and a Right of Way/Norfolk Trail immediately adjacent to site would need protection and enhancement. There are at least four core services, including a primary school, within an accessible distance – mainly in Roydon. Subject to further evidence on highways impacts and access, the site is concluded as being suitable for the land availability assessment.</p> <p><b><i>An Ecological Appraisal submitted by the site promoter in 2021 concludes that the likely impacts on the majority of species can be mitigated via appropriate landscaping and scheme design, with the potential to deliver net ecological enhancement.</i></b></p>
<p><b>Overall rating (Red/Amber/Green)</b>  <b>The site is suitable and available</b>  <b>The site is potentially suitable, and available.</b>  <b>The site is not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b><i>The site is potentially suitable, and available</i></b></p> <p>Unknown</p>

Summary of justification  
for rating

*The site is an agricultural land adjacent to the settlement boundary of Roydon. It is relatively well related to the settlement pattern of Roydon although full development of the site as GNLP0526 is likely to have significant impacts on its liner pattern and semi-rural character. The site is in close proximity to a range of services.*

*The site falls within a SSSI Impact Risk Zone. Residential development of 50 or more dwellings (GNLP0526) outside existing settlements would need to be consulted with Natural England.*

*Evidence submitted by the site promoter in 2021 indicates that vehicular access to the site can be potentially achieved from High Road (A1066) to provide a type 3 access road with the required visibility splays without the need for third party land to support a reduced form of development as SN0526REV. The preferred access is likely to be suitable to support the proposed development subject to further highways assessment and consultation with Norfolk County Council. The site is adjacent to the Norfolk Trail which would need to be protected and enhanced as appropriate.*

*The site is in close proximity to Roydon Fen Local Nature Reserve and is within the Network Enhancement Zone 2. Further habitats assessment may be required to ensure that development of the site will not harm the ecological network in the area and wherever possible promote habitats recreation.*

*The site has some intervisibility with existing properties and the converted water tower to the north as well as partial views to the east and southwest with Roydon Fen and the built-up area. This could be potentially mitigated through the use of boundary planting and careful siting the proposed development. Development of the site may have some mitigatable impact on the significance and setting of the Tower House if it were to be recognised as a non-designated heritage asset within the DDNP.*

*The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.*

*If the settlement boundary of Roydon was extended to include this site, taking into account emerging draft GNLP Policy 7.2, the site is potentially appropriate for development and allocation in the Neighbourhood Plan as its reduced form, subject to mitigation of constraints related to establishing appropriate access, habitats, ecological network, views, landscape, heritage, ground stability, sewerage and water supply network, as well as the form and character of the settlement. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft GNLP Policy 7.4 and 7.5, once the GNLP is adopted.*

# Scole

## 251

1. Site Details	
<b>Site Reference / Name</b>	251
<b>Site Address / Location</b>	The Laurels, Diss Road
<b>Gross Site Area</b> (Hectares)	0.17
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Commercial (currently used as a garage / vehicle storage area)
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	The site is proposed for 4 3-4 bedroom houses of approximately 45-60 sqm.
<b>Site identification method / source</b>	Put forward as part of the Neighbourhood Plan's consultation
<b>Planning history</b>	<p><b>Land directly to the south of the site (Scole Engineering):</b>                      October 2020, Planning Application (<a href="#">2020/1236</a>) approved for the change of use from the commercial use to residential use to create 6 dwellings including demolition of existing garage workshop buildings.</p> <p>Note: The site promoter has suggested that a historic planning application has been granted for residential dwellings in 1980s but AECOM is unable to verify this through Public Access (which provides cases since 1947 in South Norfolk). Nevertheless, considering the brownfield nature of the site and the significant changes in planning policy and the surrounding context, the application is likely to have limited relevance to this site assessment.</p>
<b>Neighbouring uses</b>	Residential and Agricultural



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk (Flood Zone 1)</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk (Only a small part of the site is subject to low risk of surface water flooding)</p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</i></b></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> – There is potential to create a suitable access to the site through the approved site at Scole Engineering (within the same land ownership). The indicative layout of the approved site provides an access point to the site in concern, although further highways assessment and consultation with Norfolk County Council may be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> – There is potential to create a suitable pedestrian access extending the current pavement at Diss Road and proposed pedestrian access at Scole Engineering.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> – There is potential to create a suitable cycle access. There are no designated cycle networks in Scole.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Yes on boundary – the site is within the Conservation Area.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400	<400	>1200	400-1200	<4000m	>800m	<400m to road network

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;"><b>Low sensitivity</b> The site has few valued features and can accommodate change.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b></p> <p>The site is screened by vegetation to the north and east but has some intervisibility with the surrounding properties, including listed buildings. The site is within the Conservation Area but there are no identified views from or to the site.</p>
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## Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The site is located within the Scole Conservation Area and is in close proximity to a number of Grade II listed buildings in the surrounding area. Development of the site is likely to be visible from the surrounding listed buildings but this could be potentially mitigated through the use of appropriate screening.</p> <p>The Scole Conservation Area Character Appraisal and Management Guidelines (December 2017) identifies the key characteristics of Scole Conservation Area as:</p> <ul style="list-style-type: none"> <li>• Concentration of built form at historic crossroads dominated by the Scole Inn</li> <li>• Important C14 church on raised platform</li> <li>• Key contribution of trees and openspace/recreation areas to the south</li> <li>• Modern expansion and development to east and south</li> </ul> <p>In relation to Diss Road, the Appraisal highlights the use of mix materials, particularly on the roof, of interest. The existing garages at Scole Engineering are identified as low in scale with only its forecourt having an impact on the Conservation Area, which could be improved by the use of more sympathetic advertisements, colour and surface finishes. Development of the site provides an opportunity to improve the character and setting of the Conservation Area if well designed. It should be noted that existing trees along the northern boundary of the site is generally considered to have a positive contribution to the character of the Conservation Area.</p> <p>In terms of archaeological heritage, the site lies adjacent to the Scheduled Monument of Scole Roman Settlement. Evidence from the adjacent approved planning application at Scole Engineering suggests that the northern extent of this scheduled monument is unknown at present and might potentially extend into the site, according to excavation findings at the housing estate to the south of Diss Road and the A140 bypass. There is potential that heritage assets of archaeological interest will be present at the site and their significance may be adversely affected by the development subject to further archaeology assessments.</p>
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2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown - no map of non-designated assets available.</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Adopted Policy DM 1.3 The sustainable location of new development and emerging Policy 1 The Sustainable Growth Strategy</p> <p>Development of the site may lead to the loss of employment space. Policy DM2.2 of the Local Plan sets out two criteria for when to permit the loss of an employment site; these relate to either (a) the demonstration that the site is no longer viable or practical to retain as employment or (b) demonstration that the proposal would have an overriding economic, environmental or social benefit. It is assumed in this assesment that the change of use at Scole Engineering (approved planning application) will remove the existing employment premises.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent and connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	None
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	Available now

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>Considering the site's current and previous use as a former garage, the site presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. The site is identified as a drinking water safeguard zone (surface water).</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	4 dwellings
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	0-5 years
<p><b>Other key information</b></p>	N/A
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b>. The site is <b>not currently suitable, and available</b>.</p> <p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b><i>The site is potentially suitable, and available</i></b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is a previously developed garage adjacent to the committed development at Scole Engineering under the same land ownership. It is adjacent to the existing settlement boundary of Scole.</p> <p>The site is within Scole Conservation Area and may contain heritage assets of archaeological interest. Further heritage and archaeological assessments would be required.</p> <p>Development of the site may lead to the loss of employment space and would need to comply with Policy DM2.2 of the Local Plan in demonstrating that the site is no longer viable or practical to retain as employment space.</p> <p>If the settlement boundary of Scole was extended to include this site taking into account draft Local Plan policy 7.2, the site is potentially suitable for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints in relation to heritage, archaeology, remediation and the loss of employment space.</p>
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## SN4022 / DDNP11

1. Site Details	
<b>Site Reference / Name</b>	SN4022 / <b>DDNP11</b> ( <i>southern part of SN4022</i> )
<b>Site Address / Location</b>	East of Norwich Road, Scole
<b>Gross Site Area</b> (Hectares)	SN4022: 5.20 / <b>DDNP11: 2.7</b>
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Large flat agricultural field
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	130 dwellings ( <b>DDNP11: No proposed capacity for the alternative boundary put forward</b> )
<b>Site identification method / source</b>	Submitted to Local Authority as part of GNLP Call for sites March 2020*
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern and eastern boundaries are adjacent to fields. The southern boundary is adjacent to site GNLP0511 and other housing. The western boundary is adjacent to Norwich Road.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No. The site is not within or adjacent to identified non-statutory environmental designations.*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Medium Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</i></p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - access could be easily gained from Norwich Road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - access could be easily gained from Norwich Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - access could be easily gained from Norwich Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>Yes - Public Right of Way through the site</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
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## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	No
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<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	No
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<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No
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**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	<400m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity - no identifiable landscape features in the site</p>
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## 2. Assessment of Suitability

<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>Low sensitivity</i> - site is screened from view from Norwich Road.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i> - 2 Grade II listed buildings adjacent to the site</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Scale - is classed as “village cluster” of its own, therefore draft policy 7.4 Housing target = 25 additional dwellings. Policy 7.4 of the <b>draft</b> GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and cumulative impact should not be negative on character and scale of settlements in cluster. However, draft policy 7.5 states that development is acceptable if maximum of 3 dwellings within each parish during lifetime of plan is on sites adjacent to development boundary or infill sites within recognisable group of dwellings to respect form and character of the settlement as well as no detrimental impact on landscape / environment.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built up area</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing settlement boundary</b></p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>SN4022: <b>Yes</b></p> <p><b><i>DDNP11: No. However, considering the site's location at the fringe of settlement, the provision of appropriate landscape buffers to the northern and eastern boundary might be required to provide a soft edge to the development.</i></b></p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	Available now / 0-5 years

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	Unknown
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<i>The site is promoted for 130 dwellings but partial allocation as SN4022 is recommended</i>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	0-5
<p><b>Other key information</b></p>	This site was put forward to the LA as part of VCHAP; The site is adjacent to a housing allocation (SCO1).
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>This large flat agricultural field is available. The site is in close proximity to Scole Primary School and is located on the edge of the built-up area of Scole.</p> <p>Traffic noise is clearly audible from the A140 dual carriageway, whereby development would potentially require additional noise attenuation.</p> <p>The site is served by footpath along Norwich Road. There is currently no access to the site although access could be gained from Norwich Road.</p> <p>The site is at medium risk to surface water flooding and therefore mitigation is required if the site is developed. In addition, a Public Right of Way runs through the site and therefore needs to be considered at detailed design stage.</p> <p>The site is adjacent to the remarkable timber-frame Grade II listed High House on Norwich Road. Development of the whole site would significantly extend the village to the north along Norwich Road, however the site is screened from view from Norwich Road. The site contains no identifiable landscape features within the field. The site is adjacent to an unbuilt Local Plan residential allocation.</p> <p>The site is adjacent to the built-up area and settlement boundary of Scole. If the settlement boundary was extended to include this site <b>following discussions with South Norfolk Council</b>, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to establishing appropriate access, noise attenuation, heritage assets, surface water flooding and a Public Right of Way which runs through the site. If the full site was allocated, this would impact on the character of the settlement. Therefore, partial allocation is recommended. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p> <p><b><i>An alternative boundary has been put forward as part of the DDNP's Regulation 14 consultation which proposes partial development of the site concentrated on the southern part of the development. This is in line with the recommendations of this assessment for partial allocation to limit impact on the character of the settlement. Considering the site's location at the fringe of settlement, the provision of appropriate landscape buffers to the northern and eastern boundary might be required to provide a soft edge to the development.</i></b></p>
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## SN4023 / GNLP0338 / GNLP0338R

1. Site Details	
<b>Site Reference / Name</b>	SN4023 / GNLP0338 / GNLP0338R
<b>Site Address / Location</b>	South of Bungay Road, Scole
<b>Gross Site Area</b> (Hectares)	8.22. <b><i>A reduced form of the site focused at the northwestern corner is considered as GNLP0338 (1.45 Ha) and GNLP0338R (0.59 Ha) as part of the HELAA 2017 and 2018 Addendum.</i></b>
<b>SHLAA/SHELAA Reference</b> (if applicable)	<b><i>GNLP0338R</i></b>
<b>Existing land use</b>	Partly agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	<b><i>SN4023: 206 dwellings</i></b> <b><i>GNLP0338:35-45 dwellings</i></b> <b><i>GNLP0338R:10-14 dwellings</i></b>
<b>Site identification method / source</b>	Submitted to Local Authority as part of GNLP Call for sites March 2020 *
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern and eastern boundary is adjacent to Bungay Road. The southern boundary is adjacent to the A143. The western boundary is adjacent to a field and private gardens.
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i> - However in close proximity to area within Flood Zone 2 and 3</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – LowRisk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i> - However in close proximity to area within medium and high risk of surface water flooding</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Part of the site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</i></p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	<p><i>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 1 and 2 which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes - site has the potential to be accessed from the A143 or Bungay Road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes - site has the potential to be accessed from the A143 or Bungay Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	<p>Yes - site has the potential to be accessed from the A143 or Bungay Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	<p>Unknown</p>

2. Assessment of Suitability							
<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>				No			
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>				No			
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>				No			
<b>Accessibility</b> Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.							
<b>Facilities</b>	<b>Town / local centre / shop</b>	<b>Bus / Tram Stop</b>	<b>Train station</b>	<b>Primary School</b>	<b>Secondary School</b>	<b>Open Space / recreation facilities</b>	<b>Cycle Route</b>
<b>Distance (metres)</b>	>1200m	<400m	>1200m	<400m	>3900m	<400m	>800m
<b>Landscape and Visual Constraints</b> This section should be answered based on existing evidence or by a qualified landscape consultant.							
<b>Is the site low , medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>				Low sensitivity - no identifiable landscape features in the site			
<b>Is the site low , medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>				Low sensitivity - site is screened from view from Norwich Road.			
<b>Heritage Constraints</b>							
<b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>							

<i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i>	No
<b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b>	No
<b>2. Assessment of Suitability</b>	
<b>Are there any other relevant planning policies relating to the site?</b>	Scole - is classed as "village cluster" of its own, therefore draft policy 7.4 applies. Policy 7.4 of the GNLP states that if the development is located adjacent to a settlement boundary of a village cluster it is only acceptable if affordable led with element of market housing if necessary for viability, up to 15 max in total, with good access to services incl. safe routes to schools, subject to other policies and cumulative impact shouldn't be negative on character and scale of settlements in cluster. However, draft policy 7.5 states that development is acceptable if maximum of 3 dwellings within each parish during lifetime of plan is on sites adjacent to development boundary or infill sites within recognisable group of dwellings to respect form and character of the settlement as well as no detrimental impact on landscape / environment.
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	<b>Yes – Full development of the site as SN4023 will significantly change the size and character of Scole.</b>

3. Assessment of Availability	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	Available now / 0-5 years
4. Assessment of Viability	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	Unknown
5. Conclusions	
<p><b>What is the expected Development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p><i>The site is promoted for a range of sizes from 10 to 206 dwellings. If the settlement boundary of Scole is extended to include the site as GNL0338, the site may be potentially suitable for 35-45 dwellings (proposed by the site promoter). If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNL0338 is adopted.</i></p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	0-5
<p><b>Other key information</b></p>	This site was put forward to the LA as part of VCHAP;
<p><b>Overall rating (Red/Amber/Green) The site is suitable and available</b> The site is <b>potentially suitable, and available</b>. The site is <b>not currently suitable, and available</b>. <b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b>The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>

<b>Summary of justification for rating</b>	<p>The site contains a farmhouse and barns adjacent to the built-up area of Scole with two fields that extend from the village to Bungay Road. The site is available.</p> <p>The site currently has no access although the site has the potential to be accessed from the A143 or Bungay Road.</p> <p>Furthermore, the site is located within the River Valleys Extents where proposed development must have regard to Policy DM 4.5 Landscape Character and River Valleys.</p> <p>Development of the whole site would significantly extend the village to the southeast towards Bungay Road. There is potential to develop the previously development land (PDL) part of the site and smaller paddock to the rear to continue and round off the built- up form of the village.</p> <p>Development of the whole site would significantly extend the village to the A143 and would require noise attenuation along Bungay Road due to proximity to the highway.</p> <p>The site is adjacent to the built-up area and settlement boundary of Scole. If the settlement boundary was extended to include this site, the site is potentially appropriate for development and allocation in the Neighbourhood Plan, subject to mitigation of constraints related to establishing appropriate access, landscape, environment, scale, form and character of the settlement. As full allocation of the site would significantly alter the character of the settlement, partial allocation in keeping with the settlement form is recommended. If the settlement boundary was not extended to include this site as an allocation, development here would be limited in line with draft Policy 7.4 and 7.5, once the GNLP is adopted.</p>
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## Brome and Oakley

### SS1011 / DDNP14 / Site 9

1. Site Details	
Site Reference / Name	9 / SS1011 / DDNP14 (southern part of the site)
Site Address / Location	Lower Oakly, plot A. Brome and Oakley / <b>Land north of B1118, Oakley</b>
Gross Site Area (Hectares)	1.00 (SS1011/DDNP14: 0.41)
SHLAA/SHELAA Reference (if applicable)	SS1011
Babergh and Mid Suffolk Joint Local Plan SHELAA Report October 2020 Conclusions Assessment Findings	<p><b>Site is potentially considered suitable for residential development taking identified constraints into account – Estimated yield: 10 dwellings</b></p> <ul style="list-style-type: none"> <li>• <b>Suitability: Site is potentially suitable, but the following considerations would require further assessment:</b> <ul style="list-style-type: none"> <li>– <b>Highways: regarding access, footpaths and infrastructure required</b></li> <li>– <b>Heritage: potential impact upon heritage assets</b></li> </ul> </li> <li>• <b>Availability: Land is under single ownership and is available in 0-5 years. Site has not been marketed. Submitted by agent on behalf of landowner.</b></li> <li>• <b>Achievability: The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</b></li> </ul>
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	9 dwellings
Site identification method / source	Submitted Neighbourhood Plan Issues and Options consultation
Planning history	None of relevance
Neighbouring uses	The northern boundary is adjacent to a field and residential garden. The eastern boundary is adjacent to Low Road and the southern boundary is adjacent to B1118. The western boundary is adjacent to a residential property.



**2. Assessment of Suitability**

**Environmental Constraints**

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**  
 Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

**No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.**

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**  
 Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

**Yes – Natural England has confirmed that the site entirely comprise of priority habitat (Coastal and Flood Plain Grazing Marsh) where the loss of priority habitat is unavoidable.**

**Note: While the site that Natural England has investigated (i.e. SS1011) only make up the southern half of the site, the entire site (i.e. Site 9) is identified as a Priority Habitat (Coastal and Floodplain Grazing Marsh) on MAGIC.**

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**  
 Yes / No

**No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.**

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**  
 See guidance notes:

**Low Risk**

<ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	
<p><b>Site is at risk of surface water flooding?</b> See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><i>Medium Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes – Natural England has confirmed that the site entirely comprise of priority habitat (Coastal and Flood Plain Grazing Marsh) where the loss of priority habitat is unavoidable.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley <b>subject to further consultation with the relevant Highways Authority. The site is not served by a continuous footway at present.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - no access onto the Low Road or Lower Oakley, there is however potential to create access onto Lower Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

#### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

#### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

**Medium Sensitivity - Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020) considers the site to have medium landscape sensitivity to residential development. This is elevated by the presence of priority habitat floodplain grazing marsh which creates a semi-natural character and its localised visual prominence. The development of the site is considered to be unlikely to significantly alter the existing settlement pattern. The site falls within the Special Landscape Areas. Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.**

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> - the site is visible on approach to Oakley from Low Road and the B118. The site is part of the rolling valley open countryside landscape of the River Waveney valley.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>The site is situated partially within and partially adjacent to Oakley. Oakley is identified as a Hamlet Village in the BMDSDC Joint Local Plan Draft Policy SP03 where development within settlement boundaries is supported. However, draft policy SP03 is now subject to major modifications.</i></p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing settlement boundary / Adjacent to and connected to the existing settlement boundary - the site is partially within and partially adjacent to the settlement boundary</p>

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No <i>Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.</i></p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>

### 3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now / 0-5 years</p>

### 4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p><math>1 \times 0.85 = 0.85</math>. <math>0.85 \times 25 = 21.25 = 21</math> dwellings However development of full site would have cumulative impact on scale and character of settlement therefore lower number is recommended</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5</p>
<p>Other key information</p>	<p>Not included in the VCHAP schedule of sites</p>
<p>Overall rating (Red/Amber/Green) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  Are there any known viability issues? <i>Yes / No</i></p>	<p><b><i>The site is not currently suitable, and available.</i></b>  Unknown</p>

Summary of justification for rating	<p><b><i>The site is a flat agricultural field available adjacent to the built-up area of Oakley. It is not in close proximity to services and facilities nor the town centre of Diss or Scole.</i></b></p> <p><b><i>The site entirely comprises of priority habitats (Coastal and Flood Plain Grazing Marsh) where its loss is unavoidable if developed. Development of the site would be in contrary to Paragraph 180 of the National Planning Policy Framework which states that Local Planning Authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. This Site Assessment shows that alternative sites with less harmful impacts are potentially suitable and available within the Diss and District Neighbourhood Planning Area. Allocation of the site for residential use in the emerging Neighbourhood Plan may also be contrary to Paragraph 179 of the NPPF which states that plans should promote the conservation, restoration and enhancement of priority habitats.</i></b></p> <p><b><i>The site is located on the valley floor in a Special Landscape Area. Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping. The site is considered to be of medium landscape sensitivity and highly visual sensitivity due to its prominence on approach to Oakley. Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.</i></b></p> <p><b><i>The site is subject to medium risk of surface water flooding.</i></b></p>
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## SS0542 / DDNP15 / Site 10

1. Site Details	
<b>Site Reference / Name</b>	Site 10
<b>Site Address / Location</b>	Lower Oakly, plot B. Brome and Oakley <i>(SS0542/DDNP15: Land north of B1118, Oakley)</i>
<b>Gross Site Area</b> (Hectares)	0.69 <i>(SS0542/DDNP15: 0.20 Ha)</i>
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	Reference: 0054/97/OL. Address: Land at North Lodge Lower Oakley. Application proposal: Severance of garden for erection of two storey house with garage, construction of new vehicular access and provision of private foul drainage system. Decision: refused (September 1997). Reason for refusal not stated.
<b>Babergh and Mid Suffolk Joint Local Plan SHELAA Report October 2020 Conclusions Assessment Findings</b>	<p><b>SS0542 (Land south of the B1118, Brome and Oakley) which forms the western part of Site 10:</b> <b>The site is potentially considered suitable for residential development taking identified constraints into consideration – Estimated yield: 5 dwellings</b></p> <ul style="list-style-type: none"> <li>• <b>Suitability: Site is potentially considered suitable, but the following constraints would require further investigation:</b> <ul style="list-style-type: none"> <li>– <b>Highways – regarding access, footpaths and infrastructure required</b></li> <li>– <b>Heritage – impact upon heritage assets required</b></li> </ul> </li> <li>• <b>Availability: Land has not been marketed. Site is under single ownership and available within 0-5 years</b></li> <li>• <b>Achievability: The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability</b></li> </ul>
<b>Neighbouring uses</b>	The northern boundary is adjacent to the B1118 (Lower Oakly). The eastern and southern boundaries are adjacent to fields. The western boundary is adjacent to Upper Oakley Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>

<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b><i>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</i></b></p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 2 identified by which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - site access could be gained from the B118 (Lower Oakley) <b><i>subject to further consultation with the relevant Highways Authority.</i></b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - site access could be gained from the B118 (Lower Oakley) <b><i>subject to further consultation with the relevant Highways Authority. The site is not served by a continuous footway at present.</i></b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - site access could be gained from the B118 (Lower Oakley) <b><i>subject to further consultation with the relevant Highways Authority.</i></b></p>

<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<i>The site is in close proximity to a water recycling centre (AW142 Oakley - Dross Ln Stw). It would need to be demonstrated that development of the site would not prejudice or be prejudiced by the waste management facility in accordance with Policy WP18 of the Suffolk Minerals and Waste Local Plan.</i>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

#### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

#### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

**High sensitivity**

*The Babergh and Mid Suffolk District Council Landscape Sensitivity Assessment (September 2020) considers the western parcel to have medium landscape sensitivity to residential development. This is elevated by the the setting provided to the adjacent Grade II listed building and its localised visual prominence. The development of the site is considered to be unlikely to significant alter the existing settlement pattern due to its compact size and adjacency to existing residential dwellings to its east and west. The Landscape Sensitivity Assesment have not considered the eastern parcel of the site.*

	<p><i>Full development of the site is likely to have a significant impact on the landscape character of this part of Oakley as it would represent a deep encroachment into the open countryside without any defensible boundaries.</i></p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>High sensitivity</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Grade II listed Weaver's Cottage situated between sites.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>The site is situated partially within and partially adjacent to Oakley. Oakley is identified as a Hamlet Village in the BMDSDC Joint Local Plan Draft Policy SP03 where development within settlement boundaries is supported. However, draft policy SP03 is now subject to major modifications.</i></p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>

<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing settlement boundary (western parcel) / Adjacent to and connected to the existing settlement boundary (eastern parcel)</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No <i>Development of the site would reduce the sense of separation between Oakley to the west and more dispersed and isolated residential properties to the east along the B1118 including Low Farm, however it would not need to significant coalescence.</i></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now / 0-5 years</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0.22x25=5.5 = 6 dwellings and 0.47x25=11.75=12 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the VCHAP schedule of sites</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p>Western parcel: <b>The site is potentially suitable, and available</b></p> <p>Eastern parcel: <b>The site is not currently suitable, and available</b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>Both greenfield parcels are available for development. The western parcel is adjacent to the built-up area of Oakley and is within the existing settlement boundary. The eastern parcel is adjacent to the settlement boundary. The site is not in close proximity to any services nor town centre and therefore is not the most suitable site in terms of accessibility. There is currently no access onto the site although access could be gained from the B118 (Lower Oakley).</p> <p>The site is located in open countryside and split into two separate parcels either side of the Grade II listed Weaver's Cottage.</p> <p>The sites are gently sloping and part of a larger steeply sloping valley land form. The sites form part of the rolling valley landscape, where development of the whole site would impact on landscape and character of the village and the setting of the listed building. The eastern parcel is not contained and is sited in open countryside. The village of Oakley is largely ribbon development on the valley floor on the north side of the B118.</p> <p>Both parcels could be brought into the settlement boundary through allocation, subject to agreement from the local authority.</p> <p><b><i>The site is in close proximity to a water recycling centre (AW142 Oakley - Dross Ln Stw). It would need to be demonstrated that development of the site would not prejudice or be prejudiced by the waste management facility in accordance with Policy WP18 of the Suffolk Minerals and Waste Local Plan.</i></b></p> <p>Due to its location and constraints, the western parcel is potentially suitable for development and allocation in the Neighbourhood Plan, subject to making appropriate access, subject to meeting relevant Plan policies, subject to sympathetic design minimising the impact on the setting of the heritage asset and village in the Waveney valley landscape, and subject to mitigation of impacts on habitats.</p> <p>Development of the eastern parcel of the site is not suitable due to its likely landscape impact (location of development on bottom of rolling valley land form); impact of development on valley views and setting of village along the valley floor; extension of ribbon development of the village to the east <b><i>encroaching into the open countryside</i></b>; and impact on the setting of a grade II listed building on approach to the village.</p>
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## Site 11a

1. Site Details	
<b>Site Reference / Name</b>	Site 11a
<b>Site Address / Location</b>	Brome - Brome and Oakley ( <i>Land south of Tanglewood</i> )
<b>Gross Site Area</b> (Hectares)	0.13
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern and western boundaries are all adjacent to fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No. The site is not within or adjacent to identified non-statutory environmental designations.*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

*Medium Risk*

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

*Yes - Grade 2*

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown. Further habitats survey may be required.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low , medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: red;"><b>High sensitivity</b> - The site is located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east. The site is adjacent to a number of listed buildings in a special landscape area. <b>Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.</b></p>
<b>Is the site low , medium or high sensitivity in terms of visual amenity?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: red;"><b>High sensitivity</b> - The site is located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - close to 3 Grade II listed buildings</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</i></p> <ul style="list-style-type: none"> <li><i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li><i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li><i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> <li><i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></li> <li><i>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></li> </ul>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>3. Assessment of Availability</b></p>	
<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>
<p><b>4. Assessment of Viability</b></p>	
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>5. Conclusions</b></p>	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0.13x25=3.25=3 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the VCHAP schedule of sites</p>

<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>This greenfield site is available for development. The site is located in open countryside.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>The site currently has no access. However, access could be gained from Upper Oakley.</p> <p>The site is not in close proximity to any services or facilities.</p> <p>The site is located at an agricultural access point to a wider arable agricultural field, at a gap where expansive views can be seen in a special landscape area towards woodland of the River Dove valley to the south-east. The site is adjacent to a number of listed buildings in a Special Landscape Area.</p> <p>The site is outside of and disconnected from the settlement boundary of Brome and also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway. Overall, due to its location disconnected from the settlement and local services and constraints relating to the visual and landscape sensitivity of this site, it is not appropriate for development and therefore should not be considered as an allocation in the Neighbourhood Plan.</p>

## Site 11b

1. Site Details	
<b>Site Reference / Name</b>	Site 11b
<b>Site Address / Location</b>	Brome - Brome and Oakley ( <i>Land north of the Old Post Office</i> )
<b>Gross Site Area</b> (Hectares)	1.24
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern and western boundaries are all adjacent to fields.
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p><i>Medium Risk</i></p>

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Grade 2</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown, however the site does not contain national or locally identified wildlife rich habitats.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	No
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low , medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: #FFD700; margin: 0;"><b>Medium sensitivity / High sensitivity</b> - due to its rural setting among clusters of woodland and gently sloping river valley landscape of the River Dove. Development of the site would impact on the setting of Upper Oakley in an area of medium to high landscape value. <b>The site is located within the Special Landscape Area. Policy CL2 of the saved Mid Suffolk Local Plan states that particular care will be taken to safeguard landscape quality within special landscape areas, and where development does occur it should be sensitively designed, with high standards of layout, materials and landscaping.</b></p>
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2. Assessment of Suitability	
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> – the site is visually open and has high intervisibility with the surrounding landscape and from the Public Rights of Way network in close proximity. The site is also located at an elevated position visible from the open countryside.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - close to 3 Grade II listed buildings</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><b>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</b></p> <ul style="list-style-type: none"> <li>• <i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li>• <i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li>• <i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</b></li> <li>• <b>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</b></li> </ul>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing built up area
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	Outside and not connected to the existing settlement boundary
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	Unknown

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	Yes
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	Available now / 0-5 years

#### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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#### 5. Conclusions

<p><b>What is the expected Development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>1.24x0.85=1.054x25=26.35=26 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>The site is not currently suitable, and available</b>                   Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The greenfield site is available for development. The site is flat arable agricultural land with agricultural access located in open countryside. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required. Although the site is within a Woodland Priority Habitat Network which is a potential constraint in terms of the potential for harmful effects from development, this could also be a potential benefit as the development could contribute to the habitat corridor through incorporating open space, planted screening etc.</p> <p>The site is within a Special Landscape Area and is part of a wider field with expansive views towards woodland to the south.</p> <p>The site is a gap in tree cover that is characteristic of the area, with expansive views of agricultural fields and adjacent deciduous woodland due to the field</p>

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	<p>having no hedgerow along the road frontage. The site has medium to high landscape sensitivity and visual amenity due to its rural setting among clusters of woodland and gently sloping river valley landscape of the River Dove.</p> <p>Development of the site would impact on the setting of Upper Oakley in an area of medium to high landscape value.</p> <p>The is outside of and remote from the settlement boundary and also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>To conclude, due to its location disconnected from the settlement and local services, as well as the high visual and landscape sensitivity of this site, it is not appropriate for development and therefore should not be considered as an allocation in the Neighbourhood Plan.</p>
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## Site 11c

1. Site Details	
<b>Site Reference / Name</b>	Site 11c
<b>Site Address / Location</b>	Brome - Brome and Oakley ( <i>Land north of Rose Farm</i> )
<b>Gross Site Area</b> (Hectares)	0.25
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to a field. The eastern boundary is adjacent to Oakley Church Lane. The southern boundary is adjacent to Upper Oakley. The western boundary is adjacent to a field and farmhouse buildings.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Medium Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Grade 2 and Grade 3 (Source: DEFRA – does not specify Grade 3a or 3b)</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown, however the site does not contain national or locally identified wildlife rich habitats.</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b> - The site is located in a gap in open countryside in the hamlet of Upper Oakley. The site is open on approach and is part of a wider field with views across the field due to a lack of hedgerows on the eastern and southern boundaries.</p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</i></p> <ul style="list-style-type: none"> <li>• <i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li>• <i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li>• <i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> <li>• <i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></li> <li>• <i>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></li> </ul>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p><b>What is the expected Development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0.25x25=6.25=6 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>

<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>The site is located adjacent and in close proximity to three Grade II listed buildings and is located at the beginning of Church Lane, which leads to the Grade II* listed Church of St Nicholas.</p> <p>The site is located in a gap in open countryside. The site is open on approach and is part of a wider field with views across the field due to a lack of hedgerows on the eastern and southern boundaries.</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting an existing adopted highway. Due to its location disconnected from the settlement and local services, as well as due to the high visual sensitivity of this site, it is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12a

1. Site Details	
<b>Site Reference / Name</b>	Site 12a
<b>Site Address / Location</b>	Brome - Brome and Oakley ( <i>Land north of Tanglewood</i> )
<b>Gross Site Area</b> (Hectares)	0.52
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern, and western boundaries are adjacent to fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Medium Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - all Grade 2</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown, however the site does not contain national or locally identified wildlife rich habitats</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium sensitivity – The site is located within the Special Landscape Area.</b></p>
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Low sensitivity</b></p>

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Grade II listed building adjacent to the site</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</i></p> <ul style="list-style-type: none"> <li>• <i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li>• <i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li>• <i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> <li>• <i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></li> <li>• <i>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></li> </ul>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area.</p>

## 2. Assessment of Suitability

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
 Outside and not connected to*

Outside and not connected to the existing settlement boundary.

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Unknown

## 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

Unknown

**Is there a known time frame for availability?  
 Available now / 0-5 years / 6-10 years / 11-15 years**

Available now / 0-5 years

## 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

Unknown

## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>0.52x0.85=0.442x25=11.05=11 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the VCHAP schedule of sites</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The greenfield site is available for development.</p> <p>The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site, but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>The site is adjacent to three residential properties, one of which is Grade II listed, and is a vacant paddock.</p> <p>The site is located in a special landscape area. The site is contained and does not contain any identifiable landscape features.</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, as well as due to the high landscape sensitivity of this site, it is not appropriate for development and therefore is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12b

1. Site Details	
<b>Site Reference / Name</b>	Site 12b
<b>Site Address / Location</b>	Brome - Brome and Oakley ( <i>Land at Upper Oakley adjacent to 12 High Street</i> )
<b>Gross Site Area</b> (Hectares)	1.34
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The southern boundary is adjacent to Upper Oakley. The eastern, northern and western boundaries are adjacent to fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Medium Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - all Grade 2</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown, however the site does not contain national or locally identified wildlife rich habitats</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity - no identifiable landscape features
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - site is adjacent to a number of listed buildings.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</i></p> <ul style="list-style-type: none"> <li><i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li><i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li><i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> <li><i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></li> <li><i>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></li> </ul>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area.</p>

## 2. Assessment of Suitability

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
 Outside and not connected to*

Outside and not connected to the existing settlement boundary.

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Unknown

## 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

Unknown

**Is there a known time frame for availability?**

**Available now / 0-5 years / 6-10 years / 11-15 years**

Available now / 0-5 years

## 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

Unknown

## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>1.34x0.85=1.139x25=28.475=28 dwellings (AECOM calculation based on 25 dph)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the Village Clusters Housing Allocations Plan schedule of sites</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The greenfield site is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. The site is part of a wider arable agricultural field and has agricultural access. There is currently no access to the site but access could be gained from Upper Oakley.</p> <p>The site is at medium risk of surface water flooding and therefore significant mitigation would be required.</p> <p>The site is adjacent to a number of listed buildings in a special landscape area. The site is located in open countryside. The site does not contain any identifiable landscape features and is screened from view along the road frontage of Upper Oakley.</p> <p>Development of the site would constitute ribbon development along Upper Oakley. Policy LP01 states that proposals which would consolidate sporadic or ribbon development or the infilling of large gaps or extending edges, will be resisted.</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location in open countryside, disconnected from the settlement and local services and due to development of the site constituting ribbon development, the site is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 12c

1. Site Details	
<b>Site Reference / Name</b>	Site 12c
<b>Site Address / Location</b>	Brome - Brome and Oakley ( <i>Land north of Ivy House</i> )
<b>Gross Site Area</b> (Hectares)	1.70
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Not known
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	<i>No recent or relevant planning applications but a recent planning permission at Site 12d should be considered as part of the site context: April 2021, Full Planning Permission Granted (DC/21/01192) for the conversion of and extension to single storey barn to create 1 no. dwelling house with associated landscaping and sewage package treatment plant.</i>
<b>Neighbouring uses</b>	The northern, eastern and southern boundaries are all adjacent to fields. The western boundary is adjacent to a farmhouse (site 12d, <i>note recent planning permission for conversion to 1 dwelling</i> ) as well as fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Medium Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - all Grade 2</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown, however the site does not contain national or locally identified wildlife rich habitats</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Judgement cannot be made as cannot access the site or view the site from Google Earth
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Judgement cannot be made as cannot access the site or view the site from Google Earth

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</i></p> <ul style="list-style-type: none"> <li>• <i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li>• <i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li>• <i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> <li>• <i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></li> <li>• <i>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></li> </ul>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area.</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now / 0-5 years</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>1.70x0.85=1.445x25=36.125=36 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the VCHAP schedule of sites</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is greenfield, arable agricultural land in close proximity to a farmhouse and barns but removed from the built-up area of Brome. The site is available for development.</p> <p>The site could not be visited as it doesn't have a road frontage and is private land accessed through the farmyard. The site does not have direct access to the road.</p> <p>The site is not in close proximity to services, facilities nor the town centre of Diss or Scole.</p> <p>The site is at medium risk of surface water flooding and therefore mitigation would be required if developed. Development of the whole site would be of a scale that has potential to impact on the character and setting of the settlement of Brome.</p> <p>The site is outside of and disconnected from the settlement boundary of Brome. It is also not located within a cluster of at least ten dwellings adjacent to or fronting and existing adopted highway.</p> <p>Due to its location disconnected from the settlement and local services, lack of access and potential impact on the character and setting of the settlement, this site is not suitable for allocation in the Neighbourhood Plan.</p>

## Site 13

1. Site Details	
<b>Site Reference / Name</b>	Site 13
<b>Site Address / Location</b>	Brickle Meadow, Brome and Oakley
<b>Gross Site Area</b> (Hectares)	3.64
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	25 dwellings
<b>Site identification method / source</b>	Submitted Neighbourhood Plan Issues and Options consultation
<b>Planning history</b>	None of relevance
<b>Neighbouring uses</b>	The northern boundary is adjacent to Upper Oakley. The eastern, southern and western boundary are also adjacent to fields.
	

## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

*No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.*

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

*No*

**Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?**

*Yes / No*

*No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.*

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

*Low Risk*

**Site is at risk of surface water flooding?**

*See guidance notes:*

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

*Low Risk*

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Grade 2</p>
<p><b>2. Assessment of Suitability</b></p>	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife- rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown, however the site does not contain national or locally identified wildlife rich habitats</b></p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - site access could be gained from Upper Oakley <b>subject to further consultation with the relevant Highways Authority.</b></p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown, further arboricultural assessments might be required.</b></p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low , medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low , medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity - the site is removed and screened from the built-up area of the hamlet by woodland along The Avenue and The Street

### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible</i> - Grade II listed building named the bungalow is in close proximity to the site. Grade II Estate lodge cottage within the wider field</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b> <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Limited or no impact or no requirement for mitigation</i></p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p><i>Draft Policy LP01 (currently proposed for significant modification) states that proposals for windfall development within dwelling clusters may be acceptable provided that:</i></p> <ul style="list-style-type: none"> <li><i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></li> <li><i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></li> <li><i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></li> <li><i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></li> <li><i>All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></li> </ul>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>

## 2. Assessment of Suitability

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
 Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Unknown

## 3. Assessment of Availability

**Is the site available for development?**

*Yes / No / Unknown*

Yes

**Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?**

*Yes / No / Unknown*

Unknown

**Is there a known time frame for availability?**

**Available now / 0-5 years / 6-10 years / 11-15 years**

Available now / 0-5 years

## 4. Assessment of Viability

**Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?**

*Yes / No / Unknown*

Unknown

## 5. Conclusions

<p><b>What is the expected Development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>3.64x0.75=2.73x25=68.25=68 dwellings (AECOM calculation based on 25 dph)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5</p>
<p><b>Other key information</b></p>	<p>Not included in the VCHAP schedule of sites; Neighbourhood Group states that: This site was put forward as the preferred option in the issues &amp; options consultation. The Landowner has provided AECOM with a drawing of what a development on the site could look like.</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>Unknown</p>

**Summary of justification for rating**

This meadow /paddock is available for development. The site is not in close proximity to services, facilities nor the town centre of Diss or Scole. There is currently no access to the site, but access could be gained from Upper Oakley. The site is in close proximity to the built-up area of The Street in Brome. However, the site is removed and screened from the built-up area of the hamlet by woodland along The Avenue and The Street.

The wider field contains the Grade II listed Estate lodge cottage, with the site being part of the wider estate of Brome Hall. There is a single tree in the centre of the site, with the site being largely contained and screened by mature trees on three sides. Development of the site would be a scale that could be considered large enough to physically change the size and character of the existing settlement of Brome.

Development of the site has potential to impact on the character and setting of the heritage asset, planned layout of the wider estate and the settlement of Brome. The site owner has provided AECOM with a drawing of what the potential development could look like and the number of dwellings proposed for the site.

As the site is adjacent to the settlement boundary, it could be brought into the settlement boundary through allocation, subject to agreement from the local authority. However, due to its location removed and screened from the built-up area and remote from services, the potential impact on the size and character of the existing settlement and on the character and setting of a heritage asset, the site is assessed as not appropriate for allocation in the Neighbourhood Plan.

# Palgrave

## PAL01

1. Site Details	
<b>Site Reference / Name</b>	PAL01
<b>Site Address / Location</b>	Land to the east of Priory Road
<b>Gross Site Area</b> (Hectares)	0.67
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 8 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	Land to the north of the site: January 2018, Outline planning application (DC/17/03178) granted for the erection of 9 dwellings.
<b>Neighbouring uses</b>	Residential to the north (under construction), an existing woodland to its west and agricultural fields to all other directions



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 1 identified by which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. Vehicular access can be facilitated through a private road (Gassock Drive) from the adjoining development. The private road is of adequate width and has an existing visibility splay to serve the level of development proposed, subject to further consultation with the relevant Highways Authority. Information submitted through the planning application (DC/17/03178) indicates that Gassock Drive is in the same ownership but further confirmation may be required to confirm access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created subject to further consultation with the relevant Highways Authority. The site is served by a pedestrian network along Priory Road although a segregated pavement is not available along Gassock Drive. Pedestrians would be accessing the site through 30mph residential roads common in Palgrave.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable cycle access could be potentially created although there are no segregated cycle paths in Palgrave.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Low sensitivity</b></p> <p>The site has few identified valued landscape features that contribute to the local landscape character and could accommodate change. The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive. Development of the site is unlikely to impact existing hedgerows or have significant impact on the surrounding landscape character due to its enclosed nature. The site has a strong association with the existing settlement.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Low sensitivity</b></p> <p>The site is excellently screened by a thick hedgerow to the rear which provides a soft settlement edge. It is not visible from the public footpath leading southwards from the village.</p> <p>While the site would be visible from the private development to its north, it is unlikely to negatively impact the residential visual amenity of the properties but rather represents an opportunity to integrate with the existing townscape.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The existing access off Priory Road is opposite to a Grade II listed building, the Priory. However, it does not appear that any modification would be required to support the development subject to further consultation with the relevant Highways Authority and heritage officers.</p> <p>There might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to identified non-designated heritage assets or their setting</b></p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a ‘Secondary Village’ (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines ‘secondary village’s as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and ‘rural exception’ sites for affordable housing.</p> <p>Palgrave is identified as a ‘Mid Suffolk Hinterland Village’ (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to and connected to the existing built up area (taken into account the adjacent development under construction).</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Outside and not connected to the existing settlement boundary</b></p> <p>The site is outside and not connected to the adopted settlement boundary (saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map). Although it is adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination, correspondence between the Babergh and Mid Suffolk District Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the adopted (as opposed to proposed) policies map to be retained (among other modifications). These elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p> <p>The site is well-related to the existing settlement pattern.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No known abnormal costs</p>
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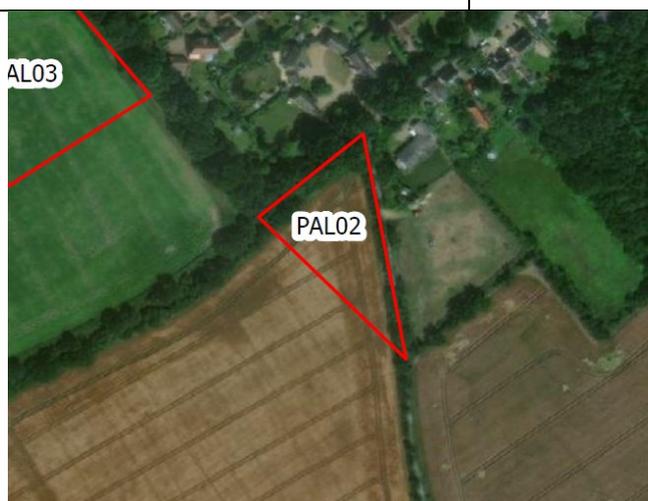
### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>8 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p>The site is potentially suitable, and available                   No known viability issues.</p>

<b>Summary of justification for rating</b>	<p>The site is a greenfield adjacent to and connected to the existing built up area. Although the site is well related to the existing settlement pattern, it is outside of and not connected to the adopted settlement boundary as its surrounding development have not been built at the time. The site is adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan but this is expected to be withdrawn. The site is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities, though in close proximity to local bus stops with services to and from Diss.</p> <p>A suitable access could be facilitated through Gassock Drive subject to further consultation with the relevant Highways Authority. The private drive appears to be under the same land ownership and available to be used as the key access to the site, although this would need to be confirmed. This access is opposite to a Grade II listed building, the Priory, but it is unlikely that any modifications that might potentially harm the designated heritage asset would be required. Given the site's location at the edge of the historic settlement, there might be a possibility that heritage assets of potential archaeological interest might be encountered. Further heritage and archaeological assessments might be required.</p> <p>The site is excellently screened by a thick hedgerow to the rear which provides a soft settlement edge. Development of the site is not likely to negatively impact the landscape character of the area but instead presents an opportunity to integrate and improve the existing townscape.</p> <p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether it is Grade 3a Good Quality Agricultural Land. Paragraph 171 of the National Planning Policy Framework states that plans should allocate land with the least environmental or amenity value. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality.</p> <p>The site falls within the Network Enhancement Zone 1 identified by Natural England with potential for habitat recreation. Development of the site should not harm its potential biodiversity value and should where possible promote habitats recreation in accordance with Policy CP5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p> <p>The site is available for development and promoted by an agent on behalf of the landowner for 8 dwellings. If the settlement boundary of Palgrave is extended to include the site through the Neighbourhood Plan and that the proposed development is capable of meeting local needs as defined in Policy CS1 of the adopted Mid Suffolk Core Strategy, the site is potentially suitable for development and allocation in the Neighbourhood Plan subject to confirmation of access (including land ownership), mitigation of constraints and further investigation related to biodiversity, agricultural land quality, as well as heritage and archaeology.</p>
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## PAL02

1. Site Details	
<b>Site Reference / Name</b>	PAL02
<b>Site Address / Location</b>	Land to the south of Priory Road
<b>Gross Site Area</b> (Hectares)	0.51
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 6 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	Land to the east of the site (opposite Priory Road) – now under construction: May 2019, Application for reserved matters (DC/19/02225) granted for approved outline planning permission 4010/16. June 2017, Outline planning application (4010/16) granted for the erection of 5 no. dwellings and garages and construction of a new vehicular access.
<b>Neighbouring uses</b>	Residential to the north and east with agricultural fields to all other directions



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>

## 2. Assessment of Suitability

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### Physical Constraints

<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Steeply sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>It is unlikely that a suitable access could be created – further consultation with the relevant Highways Authority would be required</b></p> <p>There is an existing field access to the site however it is at an acute blind turn from the narrow Priory Road with poor visibility due to the presence of thick hedgerows and trees along the boundary of the site. There is also a public footpath branching off from Priory Road and therefore vehicular access at this location may potentially endanger pedestrians coming out of the public footpath.</p> <p>There may be potential to create an alternative access with extensive removal of existing hedgerows further south of Priory Road but due to the narrow width of Priory Road it may not be able to accommodate further increase in traffic. Further consultation with the relevant Highways Authority would be required.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><b>It is unlikely that a suitable access could be created – further consultation with the relevant Highways Authority would be required</b></p> <p>There are no footways along this part of Priory Road although this is commonplace in Palgrave. However, notable concerns that vehicles would not be able to see pedestrians who are coming out of the public footpath. Further consultation with the relevant Highways Authority would be required.</p>

## 2. Assessment of Suitability

<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p style="color: red;">It is unlikely that a suitable access could be created – further consultation with the relevant Highways Authority would be required</p> <p>A suitable cycle access may be potentially created if issues in relation to safety and visibility are resolved, subject to further consultation with the relevant Highways Authority. There are no segregated cycle paths in Palgrave.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b> The site is not crossed, but adjacent, to an existing Public Rights of Way along the northwestern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive. Although the site only contains limited landscape features, the current landscape makes a positive contribution to the local landscape character due to its distinctive landform. Development of the site is likely to require extensive removal of the existing hedgerows to provide access and would be visually encroaching to the open countryside, negatively impacting the landscape character of the area.</p> <p>The submitted site boundary is along the triangular corner of a wider field. It is unclear how development would be accommodated that is in keeping with the linear character of Priory Road, although this could be potentially mitigated through careful design.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b></p> <p>The site is located at a commanding position above a valley to the south east and is visually prominent due to its steeply sloping and uneven topography. Development of the site would extend the settlement downslope of its plateau position and create the impression of sprawl encroaching the open countryside to the immediate south west. Furthermore, development of the site is likely to adversely impact the rural and tranquil character and views from the public footpath to the north of the site.</p>
<p><b>Heritage Constraints</b></p>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact and mitigation possible</b></p> <p>The site is in close proximity to the Grade II listed Fairways but have limited visual and historic relationship with the designated heritage. Any identified impacts could be potentially mitigated through screening and careful design. There might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to identified non-designated heritage assets or their setting</b></p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

## 2. Assessment of Suitability

<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> Yes / No / Unknown</p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p><b>Greenfield</b></p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent but not connected to the existing built up area</b></p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Adjacent to the settlement boundary</b></p> <p>The site is adjacent to the adopted settlement boundary contained in the saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map. It is not clear from the Proposals Map as to whether the site is connected to the settlement boundary.</p> <p>The site is adjacent to (but not connected to) the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination. However, correspondence between the Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the current (as opposed to proposed) policies map to be retained (among other modifications) as these elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base. These elements would be considered in the preparation and adoption of a 'Part 2' Local Plan which is expected to start as soon as possible after the adoption of 'Part 1' of the emerging Local Plan.</p>

## 2. Assessment of Suitability

<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No known abnormal costs</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>6 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b>                   No known viability issues</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield adjacent, though not connected, to the existing built-up area and settlement boundary of Palgrave. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>The site is served by an existing access however it is at an acute blind turn from the narrow Priory Road. There is also limited potential to create an alternative access further south of Priory Road which has limited capacity to accommodate further increase in traffic. It is unlikely that a safe and suitable access could be created to support the development although this would need to be further consulted with the relevant Highways Authority.</p> <p>The submitted site boundary is along a triangular corner of a wider field located at a commanding position above a valley to the south east. Development of the site would represent an illogical extension of the settlement downslope, encroaching into the open countryside. Due to its visual prominence, development of the site will also adversely impact the rural and tranquil character and views from the public footpath along the northern boundary of the site.</p> <p>The site is available for development. However, it is not suitable for development and allocation in the Neighbourhood Plan at present due to significant constraints in relation to access and impacts on settlement, landscape and visual character of Palgrave.</p>

## PAL03

1. Site Details	
<b>Site Reference / Name</b>	PAL03
<b>Site Address / Location</b>	Land to the south of Lion Road (adjacent to Clarke Close)
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 25 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	Land to the northeast of the site: November 2016, Full planning application (4195/15) approved for the erection of 21 dwellings , 3 no. new highways accesses, associated parking turning & on-site open space. The site has now been built out.
<b>Neighbouring uses</b>	Residential with an existing tree belt to the east and north east. Agricultural fields to all other directions.



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>

## 2. Assessment of Suitability

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### Physical Constraints

<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>It is unlikely that a suitable access could be created if the site was to be brought forward without PAL04 – further consultation with the relevant Highways Authority would be required</i></p> <p>The site is served by an existing field access at present. However, if the site was to be brought forward without PAL04, there is only a very narrow gap between the properties and an electricity substation to the east and the overhead power lines to the west, and therefore visibility is likely to be concealed. It is noted that there might be potential to put the overhead powerlines underground as per information submitted by the landowner, however further consultation with the relevant Highways Authority and the National Grid would be required to ensure that a safe and suitable access could be created.</p> <p>If the site is to be developed along with PAL06 (although it is noted that the landowner has indicated a preference to develop PAL06 over other sites submitted PAL01-PAL05), given where the access road is proposed to PAL06 there might not be adequate space for a separate T junction opposite and a crossroad junction may create the appearance of an urban loop road at the approach of Palgrave.</p>

## 2. Assessment of Suitability

<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes.</i> A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p><i>Yes.</i> A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No There are no trees protected under the Tree Preservation Order within the site but trees along the eastern boundary of the site are protected under the Tree Preservation Order (MS06/A1).</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>No The site is not crossed by significant utilities infrastructure but it is adjacent to an electricity sub-station and overhead power lines to the east and west respectively. Development of the site would need to ensure that the existing service easement for the electricity sub-station and the legally-binding safety clearances for the overhead powerlines are maintained. Development on the site may need to be consulted with Natural Grid and have regard to its Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This may reduce the developable area of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
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## 2. Assessment of Suitability

<b>Distance (metres)</b>	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m
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### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.</p> <p>While the site itself contains limited valued features, development of the site would have a poor relationship with the existing settlement form by crossing the soft settlement edge of the tree belt and encroaching into the open countryside. The site does not have any defensible boundaries and would represent an illogical extension of Palgrave to its west.</p> <p>Development of the site would also amount to backland development with no relation to Lion Road.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>The site is very exposed to a broad area of open countryside. The undeveloped character of the site contributes to the existing view quality, although it is acknowledged that the overhead power lines adjacent are prominent features of the view at present. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to designated heritage assets or their setting</b></p> <p>The site is not in close proximity to designated heritage assets in Palgrave, however, there might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to non-designated heritage assets or their setting</b></p>
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2. Assessment of Suitability	
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b> <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent though not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><b>Outside and not connected to the existing settlement boundary</b> The site is outside and not connected to the adopted settlement boundary (saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map) and is only partially adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination. Correspondence between the Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the current (as opposed to proposed) policies map to be retained (among other modifications) as these elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>                  Yes / No / Unknown</p>	<p>No, however development of the site will elongate the existing settlement pattern and encroach into the open countryside.</p>
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**3. Assessment of Availability**

<p><b>Is the site available for development?</b>                  Yes / No / Unknown</p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>                  Yes / No / Unknown</p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b>                  Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>                  Yes / No / Unknown</p>	<p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	The site is proposed for 25 dwellings although considering the surrounding character and the indicative site boundaries this is unlikely to be achieved in a sensitive approach.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	0-5 years
<b>Other key information</b>	N/A
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b> Yes / No	<p><b>The site is not currently suitable, and available</b></p> <p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
<b>Summary of justification for rating</b>	<p>The site is a greenfield adjacent, though not connected, to the existing built-up area. It is outside of the settlement boundary of Palgrave. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.</p> <p>Development of the site would have a poor relationship with the existing settlement form, crossing the soft settlement edge formed by existing tree belts and encroaching into the open countryside. It represents an illogical extension of Palgrave to its west with no defensible boundaries in the vicinity. It would also amount to backland development.</p> <p>The site is exposed to a broad area of open countryside, where its undeveloped character contributes to the existing view quality. Development of the site would be visually intrusive when viewed from nearby public rights of way and the wider landscape, although it is acknowledged that existing overhead power lines forms a prominent feature at present.</p> <p>The site is served by an existing field access which might not have adequate visibility splays to support the proposed development. Further consultation with the relevant Highways Authority would be required.</p> <p>The site is available for development. However, it is not suitable for development and allocation in the Neighbourhood Plan at present due to significant constraints in relation to settlement form, landscape and visual sensitivity.</p>

## PAL04

1. Site Details	
<b>Site Reference / Name</b>	PAL04
<b>Site Address / Location</b>	Land to the south of Lion Road
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 25 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	June 2021, Environmental Impact Assessment screening opinion request (DC/21/02867) for a proposed Solar Farm on the site has been decided (EIA not required).
<b>Neighbouring uses</b>	Agricultural fields to all directions



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable vehicular access could be potentially created subject to further consultation with the relevant Highways Authority. This is likely to require the removal of some existing hedgerows. The access may be drive under or over, should they be put underground, the power lines which would need to be consulted with National Grid.</p> <p>If the site is to be developed along with PAL06 (although it is noted that the landowner has indicated a preference to develop PAL06 over other sites submitted PAL01-PAL05), given where the access road is proposed to PAL06 there might not be adequate space for a separate T junction opposite and a crossroad junction may create the appearance of an urban loop road at the approach of Palgrave.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	No
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> The site is crossed by overhead power lines and their transmission towers at present. It is noted that the landowner is exploring the option to place this underground. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	No

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>Medium Sensitivity</b></p> <p>The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.</p> <p>While the site itself contains limited valued features, it is removed from the existing settlement form. The site does not have any defensible boundaries and would represent an illogical extension of Palgrave to its west encroaching into the open countryside.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>Sitting at the highest point of the plateau, the site is very exposed to a broad area of open countryside. The undeveloped character of the site contributes to the existing view quality, although it is acknowledged that the overhead power lines adjacent are prominent features of the view at present. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p> <p>The new community may also be severed if the existing power lines are maintained.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to designated heritage assets or their setting</b></p> <p>The site is not in close proximity to designated heritage assets in Palgrave, however, there might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to non-designated heritage assets or their setting</b></p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a ‘Secondary Village’ (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines ‘secondary village’s as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and ‘rural exception’ sites for affordable housing.</p> <p>Palgrave is identified as a ‘Mid Suffolk Hinterland Village’ (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the adopted nor emerging settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No, however development of the site will elongate the existing settlement pattern and encroach into the open countryside.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019. However, it is also recently considered for a proposed Solar Farm EIA Scoping Opinion and therefore it is not clear whether the site might still be available for residential development as of February 2022. If the site is to be allocated in the emerging Neighbourhood Plan, its availability for residential development would need to be confirmed with the landowner.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p><i>No. The site is in single ownership.</i></p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p><b>Yes</b>                  The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site is proposed for 25 dwellings, although considering the surrounding landscape and townscape character, an estimated capacity of below 20 dwellings may be more appropriate. Note that this has not taken into account the impact of the overhead powerlines which may reduce developable area.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield outside of the existing built-up area and settlement boundary of Palgrave. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities. The site is removed from the existing settlement form with no defensible boundaries in the vicinity. Its development would represent an illogical extension of Palgrave to its west encroaching into the open countryside. Development of the site will be contrary to Policy CS1 of the adopted Mid Suffolk Core Strategy which defines Palgrave as a secondary village generally unsuitable for growth and only capable of taking appropriate residential infill and development for local needs.</p> <p>The site also sits at the highest point of the plateau exposed to a broad area of the open countryside. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape.</p> <p>The site is crossed by overhead power lines and their transmission towers at present which would have implications to the site's developable area, viability, access, safety and design, which would need to be consulted with the National Grid and the Local Planning Authority. It is noted that the landowner is exploring the option to place this underground.</p> <p>The site is put forward for residential development as part of the DDNP's consultation in 2019 but has been recently proposed for a solar farm. It is unclear as to whether the site is still available for residential development.</p>

## PAL05

1. Site Details	
<b>Site Reference / Name</b>	PAL05
<b>Site Address / Location</b>	Land to the north of Lion Road
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	N/A
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for up to 25 dwellings
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	June 2021, Environmental Impact Assessment screening opinion request (DC/21/02867) for a proposed Solar Farm on the site has been decided (EIA not required).
<b>Neighbouring uses</b>	Agricultural fields to all directions
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>No. The site falls within a SSSI Impact Risk Zone but the proposed capacity (below 50 dwellings) does not trigger the requirement to consult Natural England.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p><i>No. The site is not within or adjacent to identified non-statutory environmental designations.</i></p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p><i>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</i></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Low Risk - the site is wholly within Flood Zone 1.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Low Risk</i></p>

2. Assessment of Suitability	
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Expansion Zone which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable access could be potentially facilitated from Lion Road subject to further consultation with the relevant Highways Authority. This is likely to require the removal of some existing hedgerows.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b> <i>Yes / No / Unknown</i></p>	<p>No The site is not crossed, but adjacent, to an existing Public Rights of Way along the eastern boundary of the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>

## 2. Assessment of Suitability

<p><b>Are there other significant trees within or adjacent to the site?</b> <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b> The site is not crossed by significant utilities infrastructure but it is adjacent to overhead power lines and existing transmission towers. Development of the site would need to ensure that the legally-binding safety clearances for the overhead powerlines are maintained. Development on the site may need to be consulted with Natural Grid and have regard to its Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This may reduce the developable area of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p><b>No</b></p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	<p><b>Medium Sensitivity</b> The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.</p> <p>While the site itself contains limited valued features, development of the site would have a poor relationship with the existing settlement form and encroaching into the open countryside. The site does not have any defensible boundaries and would represent an illogical extension of Palgrave to its west.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High Sensitivity</b></p> <p>Sitting at the highest point of the plateau with surrounding land dipping away to 45m altitude rapidly to the north, the site is very exposed to a broad area of open countryside. The undeveloped character of the site contributes to the existing view quality, although it is acknowledged that the overhead power lines adjacent are prominent features of the view at present. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity and from the wider landscape. In particular, it will dominate views southwards from public footpaths and Millway Lane.</p> <p>The new community may also be severed if the existing power lines are maintained.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to designated heritage assets or their setting</b></p> <p>The site is not in close proximity to designated heritage assets in Palgrave, however, there might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to non-designated heritage assets or their setting</b></p>

### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a ‘Secondary Village’ (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines ‘secondary village’s as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and ‘rural exception’ sites for affordable housing.</p> <p>Palgrave is identified as a ‘Mid Suffolk Hinterland Village’ (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the adopted nor emerging settlement boundary.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No, however development of the site will elongate the existing settlement pattern and encroach into the open countryside.</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown. The site is promoted by an agent on behalf of the landowner for residential development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019. However, it is also recently considered for a proposed Solar Farm EIA Scoping Opinion and therefore it is not clear whether the site might still be available for residential development as of February 2022. If the site is to be allocated in the emerging Neighbourhood Plan, its availability for residential development would need to be confirmed with the landowner.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p><i>No. The site is in single ownership.</i></p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site is proposed for 25 dwellings, although considering the surrounding landscape and townscape character, an estimated capacity of below 20 dwellings may be more appropriate as this part of Lion Road is characterised by its large and long plots.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>   <b>Are there any known viability issues?</b>                  Yes / No</p>	<p><b>The site is not currently suitable, and available</b></p> <p>No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is a greenfield outside of the existing built-up area and settlement boundary of Palgrave. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities. The site is removed from the existing settlement form with no defensible boundaries in the vicinity. Its development would represent an illogical extension of Palgrave to its west encroaching into the open countryside. Development of the site will be contrary to Policy CS1 of the adopted Mid Suffolk Core Strategy which defines Palgrave as a secondary village generally unsuitable for growth and only capable of taking appropriate residential infill and development for local needs.</p> <p>The site also sits at the highest point of the plateau with surrounding land dipping away to 45m altitude rapidly to the north. It is exposed to a broad area of the open countryside. Development of the site will dominate views southwards from public rights of ways and Millway Lane and adversely impact the tranquillity and rural character of the wider landscape.</p> <p>The site is put forward for residential development as part of the DDNP's consultation in 2019 but has been recently proposed for a solar farm. It is unclear as to whether the site is still available for residential development.</p>

## PAL06

1. Site Details	
<b>Site Reference / Name</b>	PAL06
<b>Site Address / Location</b>	Land north of Lion Road
<b>Gross Site Area</b> (Hectares)	4.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	SS0734
<b>Babergh and Mid Suffolk Joint Local Plan SHELAA Report October 2020 Assessment Conclusions</b>	Discounted – Site has poor connectivity to the existing settlement.
<b>Existing land use</b>	Agricultural
<b>Land use being considered</b>	Residential and Education
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Proposed for 45 dwellings and a 1.5 Ha new primary school
<b>Site identification method / source</b>	Put forward as part of the DDNP's consultation
<b>Planning history</b>	No recent or relevant planning applications.
<b>Neighbouring uses</b>	Residential to the south, east and north. Agricultural fields to the west.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #008000;">No. The site falls within a SSSI Impact Risk Zone but the proposed use does not trigger the requirement to consult Natural England.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: #008000;">No. The site is not within or adjacent to identified non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p><i>Yes / No</i></p>	<p style="color: #008000;"><b>No. The site falls outside of the SSSIs subject to nutrient neutrality strategy and their catchments.</b></p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: #008000;">Low Risk - the site is wholly within Flood Zone 1.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: #008000;">Low Risk</p>

## 2. Assessment of Suitability

<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b> <i>Yes / No / Unknown</i></p>	<p>The site is Grade 3 Good to Moderate Quality Agricultural Land. More detailed site surveys would be required to assess whether the site is Grade 3a Good Quality Agricultural Land.</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The site does not contain national or locally identified wildlife rich habitats. However, it falls within the Network Enhancement Zone 1 which is land identified by Natural England with potential for habitat recreation. Further habitats assessment might be required to ensure that any development of the site will not harm its potential biodiversity value and wherever possible promote habitats recreation in accordance with Policy CS5 of the adopted Mid Suffolk Core Strategy and Policy LP18 of the draft Babergh and Mid Suffolk Joint Local Plan.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### Physical Constraints

<p><b>Is the site:</b> <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. A suitable access could be potentially facilitated from Lion Road subject to further consultation with the relevant Highways Authority. This is likely to be underneath a high voltage power line or above an underground cable easement (as proposed by the landowner) which would need to be consulted with the National Grid.</p> <p>The existing loop road as proposed, however, will completely erase part of a public footpath leading to the north west. An alternative route has not been set out in the indicative layout. This Site Assessment only considers the suitability, availability and achievability of the site instead of the specific details of any proposals, but it is clear that any access points facilitated from Lion Road would significantly impact the existing public footpath in terms of access and character (see section 'Landscape and Visual Constraints'). The Rights of Way Circular 01/09 advises that paths should be retained on their existing routes wherever possible. Similarly, the Town and Country Planning Act 1990 Section 257 states that diversions should only be made if it is considered 'necessary to do so to enable development to be carried out'. If the diversion of the existing public rights of way is essential, the alternative route should be consulted with the Local Planning Authority.</p>

2. Assessment of Suitability	
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes.</i> A suitable pedestrian access could be potentially created. There are pavements that run along Lion Road that could be potentially extended to serve the site subject to further consultation with the relevant Highways Authority.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes.</i> A suitable cycle access could be potentially created subject to further consultation with the relevant Highway Authority.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes,</i> a public footpath crosses the site near Lion Road where the access point is proposed. Development of the site is likely to significantly impact the existing public footpath in terms of access and character. An alternative route may be required subject to consultation with the Local Planning Authority.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no veteran or ancient trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown, further arboricultural assessments might be required. However, no significant trees are identified within or adjacent the site from the AECOM site visit and publicly available information.</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. Further assessments would be required. However, it is unlikely that the site is affected by ground contamination as an undeveloped greenfield.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i></p> <p>The site is crossed by overhead power lines and their transmission towers at present. It is noted that the landowner is exploring the option to place this underground. Development of the site would need to be consulted with National Grid to ensure that the legally-binding safety clearances for the overhead powerlines or an underground cable easement are maintained. It should also have regard to National Grid's Design Guidelines for Developments near Pylons and High Voltage Overhead Power Lines. This is likely to impact the developable area and/or viability of the site.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Development of the site is likely to alter the existing public rights of way network whereby an alternative route would need to be identified.</p> <p>However, it is also recognised that the development will include a 1.5 Ha primary school which could potentially help provide an important social infrastructure. Suffolk County Council's representations to multiple recent planning permissions in the Palgrave area has indicated that schools within the local catchments have no available capacity and it is not currently possible to expand the school at their current locations and other options, including temporary provision.</p>

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m *A new primary school is proposed at PAL06	>3300m	400-1200m	>800m

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

#### Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

#### Medium sensitivity

The site falls within the Ancient Plateau Claylands Landscape Character Area (Source: Suffolk Landscape Character Assessment) where the key actions are to protect the old existing hedgelines and mitigate development that might be visually intrusive.

The site contains hedgerow boundaries and has clearly visibility from public rights of way within and in the immediate visibility of the site where the undeveloped character of the landscape currently contributes to the quality of the view. Development of the site would also represent a significant backland development that poorly relate to the existing settlement and may have some nuisance implications for the property to the east.

#### Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

#### High sensitivity

The site sits at a flat plateau and is visually open. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity to the east of the site and from the wider landscape. In particular, views to and from designated heritage assets and existing public rights of way will be completely blocked with limited mitigation possible, although it is acknowledged that the existing overhead power lines are prominent features of the view at present and that impacts on further views from the wider landscape will be partly mitigated with the existing tree belt to the west of the site.

<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p><b>Some impact to designated heritage assets but mitigation not possible</b></p> <p>The site is adjacent to the Grade II listed Ivy Cottage and in close proximity to the Grade II listed Longs Farm House. Development of the site is likely to block the existing views to and from the designated heritage assets, especially Ivy Cottage, though less so for the Grade II Longs Farm House which is more concealed by existing trees. These are unavoidable impacts as the views across the flat plateau would be inevitably disrupted. Development of the site is likely to negatively impact the character of setting in which the existing designated heritage assets are experienced and observed, particularly when at the approach of Palgrave with the two Grade II listed buildings from Millway Lane which remains rural and tranquil in character. Views to the roofline of the Conservation Area from the existing footpath will also be negatively impacted.</p> <p>There might be a possibility that heritage assets of potential archaeological interest from Roman, Saxon and Medieval times might be encountered due to the site's location at the edge of the historic settlement. Further heritage and archaeological assessments might be required.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p><b>Limited or no impact to non-designated heritage assets or their setting</b></p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Policy CS1 Settlement Hierarchy of the adopted Mid Suffolk Core Strategy (September 2008 with a Focused Review in 2012) which identifies Palgrave as a 'Secondary Village' (lowest in the settlement hierarchy apart from countryside and countryside villages). Paragraph 2.33 of the Core Strategy defines 'secondary village's as villages unsuitable for growth but capable of taking appropriate residential infill and development for local needs only. Local needs include employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.</p> <p>Palgrave is identified as a 'Mid Suffolk Hinterland Village' (lowest in the settlement hierarchy) in Policy SP03 of the draft Joint Babergh and Mid Suffolk Plan however this is likely to be withdrawn from the draft Plan.</p>
<p><b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p> <p>The site is outside and not connected to the adopted settlement boundary (saved policies of the Mid Suffolk Local Plan 1998 and Proposals Map) and is only partially adjacent to the proposed settlement boundary contained in the Babergh and Mid Suffolk Joint Local Plan currently under examination. The majority of the site is not connected to the proposed settlement boundary. Correspondence between the Councils and the Inspectors in December 2021 (document G09/10) have indicated that the emerging Local Plan will be divided into two parts, in which the existing housing allocation policies would be deleted from the emerging Local Plan with the settlement boundaries in the current (as opposed to proposed) policies map to be retained (among other modifications) as these elements are considered to be unsound at present and would require further review upon up-to-date and robust evidence base.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i></p>	<p>No</p>

### 3. Assessment of Availability

<p><b>Is the site available for development?</b> <i>Yes / No / Unknown</i></p>	<p>Yes. The site is promoted by an agent on behalf of the landowner for residential and education development as part of the Reg 14 consultation of the Diss and District Neighbourhood Plan in September 2019.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i></p>	<p>No. The site is in single ownership.</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i></p>	<p><b>Yes</b> The site is crossed by overhead power lines and their transmission towers at present, which is likely to impact the viability of the site due to reduced developable area and the potential option to relocate them underground.</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site is promoted for 45 dwellings and a new 1.5 Ha primary school.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>0-5 years</p>
<p><b>Other key information</b></p>	<p>N/A</p>
<p><b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b>. The site is <b>not currently suitable, and available</b>. <b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b>The site is not currently suitable, and available</b>  No known abnormal costs but the site's developable area may be reduced due to its proximity to the overhead power lines.</p>

**Summary of justification for rating**

The site is a greenfield adjacent and connected to the existing built-up area. However it is outside and not connected to the adopted settlement boundary, with the majority of the site also not connected to the proposed settlement boundary of Palgrave. Development of the site would represent a significant backland development that poorly relate to the existing settlement. Palgrave is a secondary village that is defined as generally unsuitable for growth but capable of taking appropriate residential infill and development for local needs according to Policy CS1 of the adopted Mid Suffolk Core Strategy. It is in a relatively remote and less sustainable location for development outside of the walking distance to key services and facilities.

The site sits at a flat plateau and is visually open. Development of the site would be visually intrusive when viewed from public rights of way in the immediate vicinity to the east of the site and from the wider landscape. In particular, views to and from designated heritage assets and existing public rights of way will be completely blocked with limited mitigation possible. Development of the site is likely to negatively impact the character of setting in which the existing designated heritage assets are experienced and observed, particularly when at the approach of Palgrave with the two Grade II listed buildings from Millway Lane which remains rural and tranquil in character.

A suitable access could be potentially facilitated from Lion Road however it is likely to completely erase part of a public footpath leading to the north west. If the diversion of the existing public rights of way is essential, an alternative route would need to be identified and consulted with the Local Planning Authority.

The site is crossed by overhead power lines and their transmission towers at present which would have implications to the site's developable area, viability, access, safety and design, which would need to be consulted with the National Grid and the Local Planning Authority. It is noted that the landowner is exploring the option to place this underground.

The site is available for development and is promoted for 45 dwellings and a new primary school. It is acknowledged that the proposal could potentially deliver an important social infrastructure as representations from Suffolk County Council to multiple recent planning permissions has highlighted that schools within the local catchments have no available capacity at present and that it is not currently possible to expand the schools at their current locations. However, the site is currently unsuitable for development and allocation in the Neighbourhood Plan due to significant constraints in relation to settlement pattern, landscape and visual sensitivity, heritage and public rights of way.